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[Zoning – Ordinance relating to the repair of inadvertent errors and omissions discovered in 2008.]

Ordinance amending the Planning Code to correct errors including: 1) amend Section 140(a) to properly reference Section 504 and 503 of the Housing Code instead of 501.4 and 501.1, respectively; 2) amend 151 to specify the number of required parking spaces per beds in hospital uses; 3) amend Section 209.8 to link exceptions to “if permitted in the nearest NC District” instead of C-1 and C-2; 4) amend Section 263.9 to properly reference Chart C instead of Charts B and to reference Section 271 instead of Section 270(4) which does not exist; 5) amend Sections 816.67 (SLR District), 817.67 (SLI District), and 818.67 (SSO District) to properly reference Section 225 Wholesaling, Storage, Distribution and Open-Air Handling of Materials and Equipment instead of Section 255 which does not exist; 6) amend Appendix A to Article 10, List of Designated Landmarks to correct the number for certain Landmarks; and 7) amend each neighborhood commercial district and neighborhood commercial transit district to explicitly prohibit Amusement Enterprises as currently defined by Section 790.04, except NC-3 and NCT-3 where Amusement Enterprises would be reviewed as Conditional Use authorization per Section 303; making environmental findings; and findings of consistency with the City's General Plan and Planning Code Section 101.1.

Note: Additions are single-underline italics Times New Roman; deletions are ~~strikethrough italics Times New Roman~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings. The Board of Supervisors of the City and County of San Francisco hereby find and determine that:

1 (a) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
2 ordinance will serve the public necessity, convenience and welfare, for the reasons set forth in
3 Planning Commission Resolution No. 17771, and incorporates such reasons by this
4 reference thereto. A copy of said resolution is on file with the Clerk of the Board of
5 Supervisors in File No. 081620.

6 (b) Pursuant to Planning Code Section 101.1, the Board of Supervisors finds that the
7 ordinance is consistent with the Priority Policies of Section 101.1(b) of the Planning Code and
8 with the General Plan and hereby incorporates a report containing those findings as if fully set
9 forth herein. A copy of said report is on file with the Clerk of the Board of Supervisors in File
10 No. 081620.

11 (c) The Planning Department concluded environmental review of this ordinance
12 pursuant to the California Environmental Quality Act, Public Resources Code Section 2100 et
13 seq. Documentation of that review is on file with the Clerk of the Board of Supervisors in File
14 No. 081620.

15 Section 2. The San Francisco Planning Code is hereby amended by amending Section
16 140(a), to read as follows:

17 SEC. 140. ALL DWELLING UNITS IN ALL USE DISTRICTS TO FACE ON AN OPEN
18 AREA.

19 (a) With the exception of dwelling units in single room occupancy buildings in the
20 South of Market base area, in each dwelling unit in any use district, the required windows (as
21 defined by Section ~~501.4~~ 504 of the San Francisco Housing Code) of at least one room that
22 meets the 120-square-foot minimum superficial floor area requirement of Section ~~501.1~~ 503 of
23 the Housing Code shall face directly on an open area of one of the following types:
24
25

1 (1) A public street, public alley at least 25 feet in width, side yard at least 25 feet in
2 width, or rear yard meeting the requirements of this Code; provided, that if such windows are
3 on an outer court whose width is less than 25 feet, the depth of such court shall be no greater
4 than its width; or

5 (2) An open area (whether an inner court or a space between separate buildings on
6 the same lot) which is unobstructed (except for fire escapes not projecting more than
7 necessary for safety and in no case more than four feet six inches, chimneys, and those
8 obstructions permitted in Sections 136(c)(14), (15), (16), (19), (20) and (29) of this Code) and
9 is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in
10 question is located and the floor immediately above it, with an increase of five feet in every
11 horizontal dimension at each subsequent floor.

12 Section 3. The San Francisco Planning Code is hereby amended by amending Section
13 151, to read as follows:

14 SEC. 151. SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES.

15 Off-street parking spaces shall be provided in the minimum quantities specified in the
16 following table, except as otherwise provided in Section 151.1 and Section 161 of this Code.
17 Where the building or lot contains uses in more than one of the categories listed, parking
18 requirements shall be calculated in the manner provided in Section 153 of this Code. Where
19 off-street parking is provided which exceeds certain amounts in relation to the quantities
20 specified in this table, as set forth in Section 204.5 of this Code, such parking shall be
21 classified not as accessory parking but as either a principal or a conditional use, depending
22 upon the use provisions applicable to the district in which the parking is located. In
23 considering an application for a conditional use for any such parking, due to the amount being
24
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1 provided, the City Planning Commission shall consider the criteria set forth in Section 157 of
 2 this Code.

3 Table 151

4 OFF-STREET PARKING SPACES REQUIRED

5 TABLE INSET:

Use or Activity	Number of Off-Street Parking Spaces Required
Dwelling, except as specified below, and except in the Bernal Heights Special Use District as provided in Section 242	One for each dwelling unit.
Dwelling, RC-4, RSD except in the Van Ness Special Use District	One for each four dwelling unit.
Dwelling, specifically designed for and occupied by senior citizens or physically handicapped persons, as defined and regulated by Section 209.1(m) of this Code	None in districts other than RH-1 and RH-2, except, for purposes of determining spaces required by this Code in Section 204.5 the number of spaces specified above for the district in which the dwelling is located. In RH-1 and RH-2 Districts, one-fifth the number of spaces specified above for the district in which the dwelling is located.
Dwelling, in an affordable housing project as defined by Section 313.1 or 315.1 of this Code.	None in districts other than RH-1 and RH-2, except, for purposes of determining spaces required by this Code in Section 204.5, the number otherwise required in this Table 151 for a dwelling unit for the district in which the dwelling is located.
Group housing of any kind	None in districts other than RH-2, except for purposes of determining spaces required by this Code in Section 204.5 one for each three bedrooms or for each six beds, whichever results in the greater requirements, plus one for the manager's dwelling unit if any, with a minimum of two spaces required. In RH-2 Districts, for each

1		three bedrooms or for each six beds, whichever results in the greater requirement, plus one for the manager's dwelling unit if any, with a minimum of two spaces required.
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4	SRO units	None, except for purposes of determining spaces, required by this Code in Section 204.5 in the South of Market base area, one for each 20 units, plus one for the manager's dwelling unit, if any, with a minimum of two spaces.
5		
6	Hotel, inn or hostel in NC Districts	0.8 for each guest bedroom.
7		
8	Hotel, inn or hostel in districts other than NC	One for each 16 guest bedrooms where the number of guest bedrooms exceeds 23, plus one for the manager's dwelling unit, if any.
9		
10	Motel	One for each guest unit, plus one for the manager's dwelling unit, if any.
11		
12	Mobile home park	One for each vehicle or structure in such park, plus one for the manager's dwelling unit if any.
13		
14	Hospital or other inpatient medical institution	One for each 16 <u>guest beds</u> excluding bassinets or for each 2,400 square feet of gross floor area devoted to sleeping rooms, whichever results in the greater requirement, provided that these requirements shall not apply if the calculated number of spaces is no more than two.
15		
16		
17	Residential care facility	None in districts other than RH-1 and RH-2, except for purposes of determining spaces required by this Code in Section 204.5. In RH-1 and RH-2 Districts, one for each 10 residents, where the number of residents exceeds nine
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20	Child care facility	One for each 25 children to be accommodated at any one time, where the number of such children exceeds 24.
21		
22	Elementary school	One for each six classrooms.
23	Secondary school	One for each two classrooms.
24	Post-secondary educational institution	One for each two classrooms.
25		

1	Church or other religious institutions	One for each 20 seats by which the number of seats in the main auditorium exceeds 200.
2		
3	Theater or auditorium	One for each eight seats up to 1,000 seats where the number of seats exceeds 50 seats, plus one for each 10 seats in excess of 1,000.
4	Stadium or sports arena	One for each 15 seats.
5		
6	Medical or dental office or outpatient clinic	One for each 300 square feet of occupied floor area; where the occupied floor area exceeds 5,000 square feet.
7		
8	Offices or studios of architects, engineers, interior designers and other design professionals and studios of graphic artists	One for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
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11	Other business office	One for each 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet, except one for each 750 square feet within the SSO District, where the occupied floor area exceeds 5,000 square feet.
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13	Restaurant, bar, nightclub, pool hall, dancehall, bowling alley or other similar enterprise	One for each 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
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15	Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery or furniture	One for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
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18	Greenhouse or plant nursery	One for each 4,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
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21	Other retail space	One for each 500 square feet of occupied floor area up to 20,000 where the occupied floor area exceeds 5,000 square feet, plus one for each 250 square feet of occupied floor area in excess of 20,000.
22		
23	Service, repair or wholesale sales space, including personal, home or business service space	One for each 1,000 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.
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1	in South of Market Districts.	
2	Mortuary	Five
3	Storage or warehouse space, and space devoted to any use first permitted in an M-2 District	One for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 10,000 square feet.
5	Arts activities and spaces except theater or auditorium spaces	One for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet.
7	Other manufacturing and industrial uses	One for each 1,500 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet.
9	Live/work units	One for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet, except in RH or RM Districts, within which the requirement shall be one space for each live/work unit.

Section 4. The San Francisco Planning Code is hereby amended by amending Section 209.8, to read as follows:

SEC. 209.8. COMMERCIAL ESTABLISHMENTS.

TABLE INSET:

18															
19	R	RH							RT						
20	H-	RH	-1	RH	RH	RM	RM	RM	RM	O	RC	RC	RC	RC	
21	1	-1	(S)	-2	-3	-1	-2	-3	-4		-1	-2	-3	-4	
22	(D)														
23															
24															
25															SEC. 209.8.

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														COMMERCIAL ESTABLISHMENTS.
														(a) Except for massage establishments as noted in Section 218.1, retail, personal service or other commercial establishment if permitted as a principal use in the nearest in <u>a C-1 NC</u> District, which is located within or below the ground story of a building; excluding any establishment
									P	NA	NA	NA		

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															designed primarily for customers arriving at that establishment by private motor vehicle.
									C		NA	NA	NA	(b) Except for massage establishments as noted in Section 218.1, retail, personal service or other commercial establishment <u>if permitted</u> as a principal use <u>in the nearest in</u> a-C-1 NC District, which is located in a building above	

1														the ground story;
2														excluding any
3														establishment
4														designed
5														primarily for
6														customers
7														arriving at that
8														establishment
9														by private
10														motor vehicle.
11														
12														
13														(c) Except for
14														massage
15														establishments
16														as noted in
17														Section 218.1,
18														retail, personal
19										P	P	P		service or other
20														commercial
21														establishment
22														<u>if permitted</u> as
23														a principal use
24														<u>in the nearest in</u>
25														

1													a-C-2 <u>NC</u>
2													District, which
3													is located
4													within or below
5													the ground
6													story of a
7													building;
8													excluding any
9													establishment
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11													primarily for
12													customers
13													arriving at that
14													establishment
15													by private
16													motor vehicle.
17													
18													(d) Except for
19													massage
20													establishments
21									C	C	C		as noted in
22													Section 218.1,
23													retail, personal
24													service or other
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														commercial establishment if permitted as a principal use in the nearest in a C-2 NC District, which is located in a building above the ground story; excluding any establishment designed primarily for customers arriving at that establishment by private motor vehicle.	
									P			C	C	C	(e) Any use meeting the standards and

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limitations set forth in Section 230: Limited Corner Commercial Uses in RTO Districts. (Added by Ord. 443-78, App. 10/6/78; amended by Ord. 292-98, App. 10/2/98; Ord. 72-08, File No. 071157, App. 4/3/2008)

Section 5. The San Francisco Planning Code is hereby amended by amending Section 263.9, to read as follows:
SEC. 263.9. HEIGHT LIMITS: SPECIAL EXCEPTIONS FOR UPPER TOWER EXTENSIONS IN S DISTRICTS.

1 (a) In S Districts, additional height up to 10 percent of the heights shown on Maps 1H,
2 2H and 7H of the Zoning Map may be allowed as an extension of the upper tower, provided
3 that the volume of the upper tower as extended is reduced by the percentage shown in Chart
4 ~~B C~~ of Section ~~270(4)~~ 271 of this Code.

5 (b) This additional height may be allowed pursuant to the provisions of Section 309
6 only to the extent it is determined that the upper tower volume is distributed in a way that will
7 add significantly to the sense of slenderness of the building and to the visual interest to the
8 termination of the building, and that the added height will improve the appearance of the sky-
9 line when viewed from a distance, will not adversely affect light and air to adjacent properties,
10 and will not add significant shadows to public open spaces.

11
12 Section 6. The San Francisco Planning Code is hereby amended by amending Section
13 816, to read as follows:

14 SEC. 816. SLR -- SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USE
15 DISTRICT.

16 The Service/Light Industrial/Residential (SLR) Mixed Use District is designed to
17 maintain and facilitate the growth and expansion of small-scale light industrial, home and
18 business service, wholesale distribution, arts production and performance/exhibition activities,
19 live/work use, general commercial and neighborhood-serving retail and personal service
20 activities while protecting existing housing and encouraging the development of housing and
21 live/work space at a scale and density compatible with the existing neighborhood.

22 Housing and live/work units are encouraged over ground floor commercial/service/light
23 industrial activity. New residential or mixed use developments are encouraged to provide as
24 much mixed-income rental housing as possible. Existing group housing and dwelling units
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1 would be protected from demolition or conversion to nonresidential use by requiring
 2 conditional use review.

3 General office, hotels, nighttime entertainment, movie theaters, adult entertainment and
 4 heavy industrial uses are not permitted.

5 (Added by Ord. 115-90, App. 4/6/90)

6 Table 816

7
 8 SLR -- SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USED
 9 DISTRICT ZONING CONTROL TABLE

10 TABLE INSET:

			Service/Light Industrial/ Residential Mixed Use District
No.	Zoning Category	§ References	Controls
816.01	Height Limit Designation	See Zoning Map	As shown on Sectional Maps 1 and 7 of the Zoning Map; generally ranges from 40 to 65 feet
816.02	Bulk Limit Designation	See Zoning Map, § 270	As shown on Sectional Maps 1 and 7 of the Zoning Map
816.03	Residential Density Limit	§§ 124, 207.5, 208	1:200 for dwelling units; 1 bedroom for each 70 sq. ft. of lot area for group housing
816.04	Non-Residential Density Limit	§§ 102.9, 123, 124, 127	Generally, 2.5 to 1 floor area ratio
816.05	Usable Open Space for Dwelling	§ 135	60 sq. ft. per unit if

	Units and Group Housing		private, 80 sq. ft. if common
1			
2	816.06 Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§ 135.2	36 sq. ft. per unit
3			
4	816.07 Usable Open Space for Other Uses	§ 135.3	Varies by use
5			
6	816.09 Outdoor Activity Area	§ 890.71	P
7	816.10 Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.5(d)	P
8			
9	816.12 Residential Conversion	§ 803.5(b)	C
10	816.13 Residential Demolition	§ 803.5(b)	C
11	Residential Use		
12	816.14 Dwelling Units	§ 102.7	P
13			
14	816.15 Group Housing	§ 890.88(b)	C
15			
16	816.16 SRO Units	§ 890.88(c)	P
17	Institutions		
18	816.17 Hospital, Medical Centers	§ 890.44	NP
19	816.18 Residential Care	§ 890.50(e)	C
20			
21	816.19 Educational Services	§ 890.50(c)	P
22	816.20 Religious Facility	§ 890.50(d)	P
23	816.21 Assembly and Social Service, except Open Recreation and Horticulture	§ 890.50(a)	C
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2	816.22	Child Care	§ 890.50(b) P
3	816.23	Medical Cannabis Dispensary	§ 890.133 P#
4	Vehicle Parking		
5	816.25	Automobile Parking Lot, Community Residential	§ 890.7 P
6	816.26	Automobile Parking Garage, Community Residential	§ 890.8 P
7	816.27	Automobile Parking Lot, Community Commercial	§ 890.9 P
8	816.28	Automobile Parking Garage, Community Commercial	§ 890.10 P
9	816.29	Automobile Parking Lot, Public	§ 890.11 P
10	816.30	Automobile Parking Garage, Public	§ 890.12 C
11	Retail Sales and Services		
12	816.31	All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Full Service and Fast Food Restaurants, Take Out Food Services, and Personal Services	§ 890.104 P
13	816.33	Fringe Financial Service	§§ 249.35, 890.113 P#
14	Assembly, Recreation, Arts and Entertainment		
15	816.36	Arts Activity, other than Theater	§ 102.2 P
16	816.37	Nighttime Entertainment	§§ 102.17, 181(f) NP
17	816.38	Meeting Hall, not falling within	§ 221(c) C
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	Category 816.21			
1	816.39	Recreation Building, not falling within Category 816.21	§ 221(e)	C
2	816.40	Pool Hall, Card Club, not falling within Category 816.21	§§ 221(f), 803.4	P
3	816.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	P
4	Home and Business Service			
5	816.42	Trade Shop	§ 890.124	P
6	816.43	Catering Service	§ 890.25	P
7	816.45	Business Goods and Equipment Repair Service	§ 890.23	P
8	816.47	Business Service	§ 890.111	P
9	Office			
10	816.48	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.5(c)	C
11	816.49	Work Space of Design Professionals	§§ 890.28, 803.5(k)	P, subject to § 803.5(k)
12	816.50	All Other Office Uses	§ 890.70	NP
13	Live/Work Units			
14	816.51	Live/Work Units where the work activity is an Arts Activity	§§ 102.2, 102.13, 209.9(f) and (g), 233	P
15	816.52	Live/Work Units where all the work activity is otherwise permitted as a Principal Use	§§ 102.13, 233	P
16	816.53	Live/Work Units where the work activity is otherwise permitted as a	§ 233	C

1		Conditional Use		
2	816.54	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.5(c)	C
3				
4	816.55	All Other Live/Work Units		NP
5	Motor Vehicle Services			
6	816.57	Vehicle Storage--Open Lot	§ 890.131	NP
7				
8	816.58	Vehicle Storage--Enclosed Lot or Structure	§ 890.132	P
9	816.59	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P
10	816.60	Motor Vehicle Repair	§ 890.15	P
11				
12	816.61	Automobile Tow Service	§ 890.19	C
13	816.62	Non-Auto Vehicle Sales or Rental	§ 890.69	P
14				
15	816.63	Public Transportation Facilities	§ 890.80	P
16	Industrial			
17	816.64	Wholesale Sales	§ 890.54(b)	P
18				
19	816.65	Light Manufacturing	§ 890.54(a)	P
20	816.66	Storage	§ 890.54(c)	P
21				
22	816.67	All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment	§ 255 <u>225</u>	P
23				
24	Other Uses			
25				

1	816.68	Animal Services	§ 224	NP
2	816.69	Open Air Sales	§§ 803.5(e), 890.38	P
3				
4	816.70	Ambulance Service	§ 890.2	NP
5	816.71	Open Recreation and Horticulture	§ 209.5	P
6				
7	816.72	Public Use, except Public Transportation Facility	§ 890.80	C
8	816.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
9				
10	816.74	Greenhouse or Plant Nursery	§ 227(a)	NP
11				
12	816.75	Mortuary Establishment	§ 227(c)	NP
13	816.76	General Advertising Sign	§ 607.2(b) & (e)	P in South of Market General Advertising Special Sign District, Otherwise NP
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SPECIFIC PROVISIONS FOR SLR DISTRICTS

TABLE INSET:

Article Code Section	Other Code Section	Zoning Controls
§ 816.23 § 890.133		-- Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an SLR District.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	816.33	§§ 249.35, 890.113 Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).
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Section 7. The San Francisco Planning Code is hereby amended by amending Section 817, to read as follows:

SEC. 817. SLI – SERVICE/LIGHT INDUSTRIAL DISTRICT.

The Service/Light Industrial (SLI) District is designed to protect and facilitate the expansion of existing general commercial, manufacturing, home and business service, live/work use, arts uses, light industrial activities and small design professional office firms. Existing group housing and dwelling units are protected from demolition or conversion to nonresidential use and development of group housing and low-income affordable dwelling units are permitted as a conditional use. General office, hotels, movie theaters, nighttime entertainment and adult entertainment uses are not permitted.

**Table 817 SLI – SERVICE/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL
TABLE**

			Service/Light Industrial District
No.	Zoning Category	§ References	Controls
817.01	Height		As shown on Sectional Maps 1 and 7 of the Zoning Map; generally ranges from 30 to 65 feet; See Zoning Sectional Maps 1 and 7
817.02	Bulk	§ 270	See Zoning Sectional Maps 1 and 7

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817.03	Residential Density Limit	§ 208	1:200 for dwelling units; 1 bedroom for each 70 sq. ft. of lot area for group housing
817.04	Non-Residential Density Limit	§§ 102.9, 123, 124, 127	Generally, 2.5 to 1 floor area ratio
817.05	Usable Open Space for Dwelling Units and Group Housing	§ 135	36 sq. ft. per unit
817.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§ 135.2	36 sq. ft. per unit
817.07	Usable Open Space for Other Uses	§ 135.3	Varies by use
817.09	Outdoor Activity Area	§ 890.71	P
817.10	Walk-Up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.5(d)	P
817.12	Residential Conversion	§ 803.5(b)	C
817.13	Residential Demolition	§ 803.5(b)	C
Residential Use			
817.14	Dwelling Units	§§ 102.7,	C, if low-income pursuant to § 803.5(f);

		803.5(f)	otherwise NP
1			
2	817.15	Group Housing	§ 890.88(b) C
3	817.16	SRO Units	§ 890.88(c) C
4	Institutions		
5	817.17	Hospital, Medical Centers	§ 890.44 NP
6	817.18	Residential Care	§ 890.50(e) C
7	817.19	Educational Services	§ 890.50(c) P
8	817.20	Religious Facility	§ 890.50(d) P
9	817.21	Assembly and Social Service, except Open Recreation and Horticulture	§ 890.50(a) C
10	817.22	Child Care	§ 890.50(b) P
11	817.23	Medical Cannabis Dispensary	§ 890.133 P#
12	Vehicle Parking		
13	817.25	Automobile Parking Lot, Community Residential	§ 890.7 P
14	817.26	Automobile Parking Garage, Community Residential	§ 890.8 P
15	817.27	Automobile Parking Lot, Community Commercial	§ 890.9 P
16	817.28	Automobile Parking Garage,	§ 890.10 P
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1		Community Commercial		
2	817.29	Automobile Parking Lot, Public	§ 890.11	P
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4	817.30	Automobile Parking Garage, Public	§ 890.12	C
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6				
7	Retail Sales and Services			
8	817.31	All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Full Service and Fast Food Restaurants, Take Out Food Services, and Personal Services	§ 890.104	P
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15	817.32	Financial Services	§ 890.110	P if gross floor area is up to 4,000 sq. ft. C if gross floor area is equal to or exceeds 4,000 sq. ft. and only then if the location is: (a) within a height district of 65 ft. or greater, (b) on the ground story or below, and (c) was not used within the 12 months prior to the filing of any planning or building application as (1) a residential use as defined in § 817.14 through § 817.16,
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			(2) a neighborhood-serving retail use as defined in § 817.31, or (3) an industrial use as defined in §§ 817.64, 817.65; otherwise NP
817.33	Fringe Financial Service	§§ 249.35, 890.113	P#
817.34	Tobacco Paraphernalia Establishments	§ 890.123	C
Assembly, Recreation, Arts and Entertainment			
817.37	Nighttime Entertainment	§ 102.17	NP
817.38	Meeting Hall	§ 221(c)	C
817.39	Recreation Building	§ 221(e)	C
817.40	Pool Hall, Card Club, not falling within Category 817.21	§§ 221(f), 803.4	P
817.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	P
Home and Business Service			
817.42	Trade Shop	§ 890.124	P
817.43	Catering Service	§ 890.25	P
817.45	Business Goods and	§ 890.23	P

1		Equipment Repair Service		
2	817.46	Arts Activities, other than	§ 102.2	P
3		Theaters		
4	817.47	Business Services	§ 890.111	P
5				
6		Office		
7	817.48	Office Uses in Landmark	§ 803.5(c)	C
8		Buildings or Contributory		
9		Buildings in Historic Districts		
10	817.49	Work Space of Design	§§ 890.28,	P, subject to § 803.5(k)
11		Professionals	803.5(k)	
12	817.50	Office Uses Related to the	§§ 803.5(j),	P in Special Use District, pursuant to §
13		Hall of Justice	822	803.5(j)
14	817.51	All Other Office Uses	§ 890.70	NP
15				
16		Live/Work Units		
17	817.51	Live/Work Units where the	§§ 102.2,	P
18		work activity is an Arts Activity	102.13,	
19			209.9(f) and	
20			(g), 233	
21	817.52	Live/Work Units where all the	§§ 102.13,	P
22		work activity is otherwise	233	
23		permitted as a Principal Use		
24	817.53	Live/Work Units where the	§ 233	C
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1		work activity is otherwise permitted as a Conditional Use		
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4	817.54	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.5(c)	C
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6				
7	817.55	All Other Live/Work Units		NP
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9		Automotive Services		
10	817.57	Vehicle Storage– Open Lot	§ 890.131	P
11	817.58	Vehicle Storage– Enclosed Lot or Structure	§ 890.132	P
12				
13	817.59	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P
14				
15	817.60	Motor Vehicle Repair	§ 890.15	P
16				
17	817.61	Motor Vehicle Tow Service	§ 890.19	C
18	817.62	Non-Auto Vehicle Sale or Rental	§ 890.69	P
19				
20	817.63	Public Transportation Facilities	§ 890.80	P
21				
22		Industrial		
23	817.64	Wholesale Sales	§ 890.54(b)	P
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1	817.65	Light Manufacturing	§ 890.54(a)	P
2	817.66	Storage	§ 890.54(c)	P
3	817.67	All Other Wholesaling,	§ 255	P
4		Storage, Distribution and	§ 225	
5		Open Air Handling of		
6		Materials and Equipment		
7	Other Uses			
8				
9	817.68	Animal Services	§ 224	P
10	817.69	Open Air Sales	§§ 803.5(e),	P
11			890.38	
12	817.70	Ambulance Service	§ 890.2	P
13	817.71	Open Recreation and	§ 209.5	P
14		Horticulture		
15	817.72	Public Use, except Public	§ 890.80	P
16		Transportation Facility		
17				
18	817.73	Commercial Wireless	§ 227(h)	C
19		Transmitting, Receiving or		
20		Relay Facility		
21	817.74	Greenhouse or Plant Nursery	§ 227(a)	P
22	817.75	Mortuary Establishment	§ 227(c)	NP
23	817.76	General Advertising Sign	§ 607.2(b) &	P in South of Market General
24			(e)	Advertising Special Sign District,
25				

			Otherwise NP
817.77	Internet Services Exchange	§ 209.6(c)	C

SPECIFIC PROVISIONS FOR SLI DISTRICTS

Article Code Section	Other Code Section	Zoning Controls
§ 817.23 § 890.133		– Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an SLI District.
817.33	§§ 249.35, 817.32, 890.113	Fringe Financial Services are P subject to the controls set forth in Section 817.32 for Financial Services and the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).

Section 8. The San Francisco Planning Code is hereby amended by amending Section 817, to read as follows:

SEC. 818. SSO -- SERVICE/SECONDARY OFFICE DISTRICT.

1 The Service/Secondary Office District (SSO) is designed to accommodate small-scale
 2 light industrial, home and business services, arts activities, live/work units, and small-scale,
 3 professional office space and large-floor-plate "back office" space for sales and clerical work
 4 forces. Nighttime entertainment is permitted as a conditional use. Dwelling units and group
 5 housing are permitted as conditional uses. Demolition or conversion of existing group housing
 6 or dwelling units requires conditional use authorization.

7 Office, general commercial, most retail, service and light industrial uses are principal
 8 permitted uses. Large hotel, movie theater, adult entertainment and heavy industrial uses are
 9 not permitted.

10 Small hotels of 75 rooms or less are permitted in this District only as a conditional use.
 11 Any such conditional use authorization requires a conditional use finding that disallows project
 12 proposals that displace existing Production, Distribution and Repair (PDR) uses.

13 (Added by Ord. 115-90, App. 4/6/90; amended by Ord. 174-05, File No. 050830, App.
 14 7/29/2005)

15 Table 818

17 SSO -- SERVICE/SECONDARY OFFICE DISTRICT

18 ZONING CONTROL TABLE

19 TABLE INSET:

			Service/Secondary Office District
No.	Zoning Category	§ References	Controls
818.01	Height Limit Designation	See Zoning Map	As shown on Sectional Maps 1 and 7 of the Zoning Map; generally ranging from 40 to

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			130 feet
818.02	Bulk Limit Designation	See Zoning Map, § 270	As shown on Sectional Maps 1 and 7 of the Zoning Map
818.03	Residential Density	§§ 124(b), 207.5, 208	1:200 for dwellings; 1 bedroom for each 70 sq. ft. of lot area for group housing
818.04	Non-Residential Density Limit	§§ 102.9, 123, 124, 127	3.0 to 1 floor area ratio in 40 or 50 foot height districts; 4.0 to 1 in 65 or 80 foot height districts, and 4.5 to 1 in 130 foot height districts
818.05	Usable Open Space for Dwelling Units and Group Housing	§ 135	36 sq. ft. per unit
818.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§ 135.2	36 sq. ft. per unit
818.07	Usable Open Space for Other Uses	§ 135.3	Varies by use
818.09	Outdoor Activity Area	§ 890.71	P
818.10	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.5(d)	P
818.11	Residential Conversion	§ 803.5(b)	C
818.12	Residential Demolition	§ 803.5(b)	C
Residential Use			
818.14	Dwelling Units	§ 102.7	C
818.15	Group Housing	§ 890.88(b)	C

1	818.16	SRO Units	§ 890.88(c)	P
2	Institutions			
3	818.17	Hospital, Medical Centers	§ 890.44	P
4	818.18	Residential Care	§ 890.50(c)	C
5	818.19	Educational Services	§ 890.50(c)	P
6	818.20	Religious Facility	§ 890.50(d)	P
7	818.21	Assembly and Social Service, except Open Recreation and Horticulture	§ 890.50(a)	C
8	818.22	Child Care	§ 890.50(b)	P
9	818.23	Medical Cannabis Dispensary	§ 890.133	P#
10	Vehicle Parking			
11	818.25	Automobile Parking Lot, Community Residential	§ 890.7	P
12	818.26	Automobile Parking Garage, Community Residential	§ 890.8	P
13	818.27	Automobile Parking Lot, Community Commercial	§ 890.9	P
14	818.28	Automobile Parking Garage, Community Commercial	§ 890.10	P
15	818.29	Automobile Parking Lot, Public	§ 890.11	P
16	818.30	Automobile Parking Garage, Public	§ 890.12	C
17	Retail Sales and Services			
18	818.31	All Retail Sales and Services	§ 890.104	P

	which are not Office Uses or prohibited by § 803.4, including Bars, Full Service and Fast Food Restaurants, Take Out Food Services, and Personal Services		
818.33	Fringe Financial Service	§§ 249.35, 890.113	P#
Assembly, Recreation, Arts and Entertainment			
818.37	Nighttime Entertainment	§§ 102.17, 803.5(a)	C
818.38	Meeting Hall, not falling within Category 818.21	§ 221(c)	P
818.39	Recreation Building, not falling within Category 818.21	§ 221(e)	P
818.40	Pool Hall, Card Club, not falling within Category 818.21	§§ 221(f), 803.4	P
818.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	P
Home and Business Service			
818.42	Trade Shop	§ 890.124	P
818.43	Catering Service	§ 890.25	P
818.45	Business Goods and Equipment Repair Service	§ 890.23	P
818.46	Arts Activities, other than Theaters	§ 102.2	P
818.47	Business Services	§ 890.111	P
Office			
818.48	All Office Uses including	§ 890.70	P

1		Work Space of Design Professionals		
2	Live/Work Units			
3	818.54	Live/Work Units where the work activity is an Arts Activity	§§ 102.2, 102.13, 209.9(f), (g), 233	P
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6	818.55	Live/Work Units where all the work activity is otherwise permitted	§§ 102.13, 233	P
7				
8	Automobile Services			
9	818.57	Vehicle Storage--Open Lot	§ 890.131	NP
10	818.58	Vehicle Storage--Enclosed Lot or Structure	§ 890.132	P
11				
12	818.59	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P
13	818.60	Motor Vehicle Repair	§ 890.15	P
14				
15	818.61	Motor Vehicle Tow Service	§ 890.19	C
16	818.62	Non-Auto Vehicle Sale or Rental	§ 890.69	P
17	818.63	Public Transportation Facilities	§ 890.80	P
18				
19	Industrial			
20	818.64	Wholesale Sales	§ 890.54(b)	P
21	818.65	Light Manufacturing	§ 890.54(a)	P
22				
23	818.66	Storage	§ 890.54(c)	P
24	818.67	All Other Wholesaling, Storage Distribution and Open	§ 255 § 255	P
25				

	Air Handling of Materials and Equipment		
Other Uses			
818.68	Animal Services	§ 224	P
818.69	Open Air Sales	§§ 803.5(e), 890.38	P
818.70	Ambulance Service	§ 890.2	P
818.71	Open Recreation and Horticulture	§ 209.5	P
818.72	Public Use, except Public Transportation Facility	§ 890.80	P
818.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
818.74	Greenhouse or Plant Nursery	§ 227(a)	P
818.75	Mortuary Establishment	§ 227(c)	NP
818.76	General Advertising Sign	§ 607.2(b) & (e)	NP
818.77	Internet Services Exchange	§ 209.6(c)	C
818.78	Hotel, Tourist if 75 rooms or less	§ 890.46	C

SPECIFIC PROVISIONS FOR SSO DISTRICTS

TABLE INSET:

Article Code Section	Other Code Section	Zoning Controls
§ 818.23 § 890.133		-- Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in

		continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an SSO District.
818.33	§§ 249.35, 890.113	Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).

Section 9. The San Francisco Planning Code is hereby amended by amending Appendix A of Article 10, to read as follows:

APPENDIX A TO ARTICLE 10

LIST OF DESIGNATED LANDMARKS

TABLE INSET:

Landmark No.	Name of Landmark	Location by Address	Assessor's Block/Lot*	Effective Date
1	Mission Dolores	320 Dolores Street, near 16th Street	3566/2	4/11/68
2	Old Saint Mary's Church	660 California Street, at Grant Avenue	241/12	4/11/68
3	Bank of California	400 California Street, at Sansome Street	239/3	9/3/68
4	Saint Patrick's Church	756 Mission Street, between Third and Fourth Streets	3706/13	9/3/68
5	Saint Francis of Assisi Church	610 Vallejo Street at Columbus	131/9	9/3/68

1			Avenue		
2	6	Holy Cross Parish Hall (Old St. Patrick's Church)	1820 Eddy Street, near Scott Street	1127/7A	9/3/68
3					
4	7	Audiffred Building	1--21 Mission Street, at The Embarcadero	3715/1	10/13/68
5					
6	8	So. San Francisco Opera House	1601 Newcomb Avenue, at Mendell Street	5311/1	12/8/68
7					
8	9	Belli Building (Langerman's Building)	722 Montgomery Street, between Jackson and Washington Streets	196/13	2/3/69
9					
10	10	Genella Building (Belli Annex)	728--30 Montgomery Street near Jackson Street	196/14	2/3/69
11					
12	11	Hotaling Stables Building	32--42 Hotaling Place, Between Jackson and Washington Streets	196/18	2/3/69
13					
14	12	Hotaling Building	451 Jackson Street, at Hotaling Place	196/19	2/3/69
15					
16	13	Hotaling Annex East	445 Jackson Street, near Hotaling Place	196/20	2/3/69
17					
18	14	Medico-Dental Building	441 Jackson Street, between Hotaling Place and Sansome Street	196/21	2/3/69
19					
20	15	Ghirardelli Building	407 Jackson Street, near	196/22p	2/3/69
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		Sansome Street		
16	Ghirardelli Annex-- Jackson Street	407 Jackson Street, near Sansome Street	196/22p	2/3/69
17	Colonial Dames Octagon House	2645 Gough Street, near Union Street	544/1, 1C	2/3/69
18	Palace Hotel and Garden Court Room	2 New Montgomery Street and 633 Market Street	3707/52	3/9/69
19	Golden Era Building	732 Montgomery Street, near Jackson Street	196/15	3/9/69
20	Hotaling Annex West	463--73 Jackson Street, at Hotaling Place	196/17	3/9/69
21	San Francisco City Hall	Block bounded by Polk and McAllister Streets, Van Ness Avenue and Grove Street	787/1	3/13/70
22	Solari Building (Larco's Building)	470 Jackson Street, near Montgomery Street	175/10p	3/16/70
23	Solari Building (Old French Consulate)	472 Jackson Street, near Montgomery Street	175/10p	3/16/70
24	Yeon Building	432 Jackson Street, at Balance Street	175/7	3/16/70
25	Moulinie Building	458--60 Jackson Street, between Montgomery and	175/9	3/16/70

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		Balance Streets		
26	Bank of Lucas, Turner & Co.	800--804 Montgomery Street, at Jackson Street	175/12	3/16/70
27	Grogan-Lent- Atherton Building	400 Jackson Street, at Sansome Street	175/4	3/16/70
28	Old Holy Virgin Russian Orthodox Cathedral	858--64 Fulton Street, between Fillmore and Webster Streets	780/13, 14	5/3/70
29	Old Fire House, Engine 22	1348 Tenth Avenue, between Irving and Judah Streets	1764/31	5/3/70
30	Ghirardelli Square	Block bounded by North Point, Larkin, Beach and Polk Streets	452/1	5/3/70
31	Burr House	1772 Vallejo Street, near Gough Street	552/29	5/3/70
32	Abner Phelps House	1111 Oak Street, near Divisadero Street	1218/30, 31p	5/31/70
33	Columbus Tower (Sentinel Building)	916--20 Kearny Street, at Columbus Avenue AKA 701 Montgomery Street	176/13	6/13/70
34	Original United States Mint and Subtreasury	608 Commercial Street, near Montgomery Street	227/29	6/14/70
35	Stadtmuller House	819 Eddy Street,	743/15	12/5/70

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		between Van Ness Avenue and Franklin Street		
36	Feusier Octagon House	1067 Green Street, between Jones and Leavenworth Streets	126/22A	12/5/70
37	Hallidie Building	130 Sutter Street, between Kearny and Montgomery Streets	288/27	4/4/71
38	Bourn Mansion	2550 Webster Street, between Pacific Avenue and Broadway	580/13	4/4/71
39	Saint Francis Lutheran Church	152 Church Street, between Market and Duboce Streets	3537/10	7/10/71
40	First Unitarian Church	Block bounded by Franklin Street, Geary Boulevard and Starr King Way	713/34	7/10/71
41	Saint Mark's Evangelical Lutheran Church	1135 O'Farrell Street (vacated portion), between Franklin and Gough Streets	720/28	7/10/71
42	Dennis T. Sullivan Memorial Fire Chief's Home	870 Bush Street, near Taylor Street	274/10	10/10/71
43	Cable Car Barn and Power House	Washington and Mason Streets, northwest corner	190/5	10/10/71

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44	Donaldina Cameron House	920 Sacramento Street, at Joice Street	224/8	10/10/71
45	Leale House	2475 Pacific Avenue, between Fillmore and Steiner Streets	587/18	4/2/72
46	House of the Flag	1652--56 Taylor Street, at Vallejo Street	149/23	5/12/72
47	Nightingale House	201 Buchanan Street, at Waller Street	858/2	10/1/72
48	--	294 Page Street, at Laguna Street	839/17	10/1/72
49	Sherman House	2160 Green Street, between Fillmore and Webster Streets	540/30	10/18/72
50	Conservatory	Golden Gate Park, John F. Kennedy Memorial Drive	1700p	12/4/72
51	Casebolt House	2727 Pierce Street, between Green and Vallejo Streets	560/5	3/5/73
52	Transamerica Building (Old Fugazi Bank Building)	4 Columbus Avenue, at Montgomery Street	195/2	3/5/73
53	Wormser-Coleman House	1834 California Street, between Franklin and Gough Streets	641/5	6/1/73
54	Edward Coleman	1701 Franklin Street, at	641/3	7/6/73

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	House	California Street		
55	Lilienthal-Orville Pratt House	1818--24 California Street, near Franklin Street	641/4	7/6/73
56	Roos House	3500 Jackson Street, at Locust Street	970/2	8/6/73
57	Talbot-Dutton House	1782 Pacific Avenue, at Franklin Street	5/5/10	11/2/73
58	Merryvale Antiques	3640 Buchanan Street, at North Point Street	459/3	2/4/74
59	Haslett Warehouse	680 Beach Street, at Hyde Street	10/2	2/4/74
60	Hunters Point Springs and Albion Brewery	881 Innes Avenue, at Griffith Street	4654/13	4/5/74
61	Sylvester House	1556 Revere Avenue, between Lane and Keith Streets	5340/6	4/5/74
62	Mish House	1153 Oak Street, near Divisadero Street	1218/29	7/6/74
63	Quinn House	1562 McKinnon Avenue, near Mendell Street	5295/31	7/6/74
64	Old Flood Mansion Pacific Union Club	1000 California Street, at Mason Street	245/1	8/2/74
65	Trinity Church	1668 Bush Street, at Octavia Street	665/15	10/5/74
66	Stanyan House	2006 Bush Street,	661/33	1/4/75

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		near Buchanan Street		
67	Tanforan Cottage	214 Dolores Street, near Fifteenth Street	3557/3	1/4/75
68	Tanforan Cottage	214 Dolores Street, at Alert Alley near Fifteenth Street	3557/3A	1/4/75
69	Haas-Lilienthal House	2007 Franklin Street, near Jackson Street	600/2	1/4/75
70	Atherton House	1990 California Street, at Octavia Street	640/10	2/19/75
71	Goodman Building	1117 Geary Street, near Van Ness Avenue	714/11p	2/28/75
72	V. C. Morris Building	140 Maiden Lane, near Stockton Street	309/19	8/7/75
73	Lotta's Fountain	Pedestrian Island, at Intersection of Market, Geary and Kearny Streets		7/19/75
74	Frank M. Stone House	1348 South Van Ness, near 24th Street	6518/6	7/19/75
75	California Historical Society (Whittier Mansion)	2090 Jackson Street, at Laguna Street	591/7	11/8/75
76	Mills Building & Tower	220 Montgomery Street and 220 Bush Street	268/6,7,8	11/8/75
77	Samuels Clock	Sidewalk area in		12/7/75

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		front 856 Market Street, near Powell Street		
78	Sunnyside Conservatory	236 Monterey Boulevard	6770/53, 52p	12/7/75
79	Miller-Joost House	3224 Market Street, near Clayton Street	2704/40	12/7/75
80	Alfred E. (Nobby) Clarke Mansion	250 Douglas Street, at Casselli Avenue	2700/1	12/7/75
81	Bush Street Temple (Soto Mission)	1881 Bush Street, near Laguna Street	674/13	4/18/76
82	Geary Theater	415 Geary Street, near Mason Street	316/1A	7/11/76
83	St. John's Presbyterian Church	25 Lake Street, corner of Arguello Boulevard	1361/1	9/12/76
84	War Memorial (Opera House and Veterans Building)	Van Ness Avenue, between Grove and McAllister Streets	786A	1/9/77
85	San Francisco Art Institute	800 Chestnut Street, at Jones Street	49/1p	7/9/77
86	Potrero Hill Neighborhood House	953 DeHaro Street, at Southern Heights Avenue	4096/43	7/9/77
87	Jessie Street Substation	220 Jessie Street, nowvacated. (Rear of Landmark No. 4)	3706/70p	7/9/77

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2	88	Palace of Fine Arts	Baker Street, between Bay and Jefferson Streets	916/2	7/9/77
3					
4	89	Old Firehouse, Engine Company No. 2 and Truck No. 6	1152 Oak Street, near Broderick Street	1215/10	7/9/77
5					
6	90	Ferry Building	The Embarcadero, foot of Market Street	9900/000F, 000W	7/9/77
7					
8	91	Gibb-Sanborn Warehouse (Trinidad Bean and Elevator Company)	855 Front Street, at Vallejo Street	141/13	7/9/77
9					
10	92	Gibb-Sanborn Warehouse (Pelican Paper)	901 Front Street, at Vallejo Street	136/3	7/9/77
11					
12	93	Old Firehouse, Engine Company No. 23	3022 Washington Street, near Broderick Street	981/13	7/9/77
13					
14	94	Orpheum Theater Building	1192 Market Street, at Hyde Street	351/22	7/9/77
15					
16	95	Koshland House	3800 Washington Street, at Maple Street	989/3	7/9/77
17					
18	96	Francis Scott Key Monument	Golden Gate Park, East End of Music Concourse	1700p	7/9/77
19					
20	97	Atkinson House	1032 Broadway, near Taylor Street	150/33	7/17/77
21					
22	98	Ortman-Shumate House	1901 Scott Street, at Pine Street	1027/3	8/13/77
23					
24	99	Schoenstein Organ	3101 20th Street,	4084/1	8/13/77
25					

1			at Alabama Street		
2					
3	100	Castro Theater	429 Castro Street, near Market Street	3582/85	9/3/77
4					
5	101	Oriental Warehouse	650 First Street, near Brannan Street	3789/15p	10/8/77
6					
7	102	Italian Swiss Colony Building	1265 Battery, at Greenwich Street	84/1p	1/8/78
8					
9	103	Calvary Presbyterian Church (Sanctuary)	2501 Fillmore Street, at Jackson Street	587/27p	1/10/78
10					
11	104	Independent Wood Company Building (Cargo West)	1105 Battery Street, at Union Street	107/6	4/23/79
12					
13	105	Market Street Railway Substation	1190 Fillmore Street, at Turk Street	756/1p	4/23/79
14					
15	106	Chambord Apartments	1298 Sacramento Street, at Jones Street	221/89p	4/23/79
16					
17	107	Rincon Annex	Mission at Spear	3716/1p	2/10/80
18					
19	108	State Armory and Arsenal	14th and Mission	3547/1	2/10/80
20					
21	109	A. Borel & Co.	440 Montgomery	239/12	4/06/80
22					
23	110	Italian American Bank	460 Montgomery	239/14	4/06/80
24					
25	111	Family Service Agency	1010 Gough Street	737/9	10/12/80
	112	Rothschild House	964 Eddy Street	737/7	10/5/80
	113	S. F. Mining	350 Bush Street	269/3	10/5/80

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	Exchange			
114	Beltline Railroad Roundhouse Complex	Sansome, The Embarcadero and Lombard	58/1	10/5/80
115	Health Sciences Library	2395 Sacramento Street	637/16	10/5/80
116	St. Paulus Lutheran Church	Eddy and Gough Streets	744/10, 10A, 11	(Rescinded by Ord. 379-96)
117	Hammersmith Building	301--303 Sutter Street	294/1	10/5/80
118	B'nai David Synagogue	3035 19th Street	3597/63	10/5/80
119	Chambers Manson	2220 Sacramento Street	625/5	10/5/80
120	St. Joseph's Church	1401 Howard Street	3517/35	10/5/80
121	Julius' Castle	302--304 Greenwich	79/4, 5	10/5/80
122	Clay Street Center	940 Powell and 965 Clay Streets	224/18, 24	1/4/81
123	John McMullen House	827 Guerrero Street	3608/76	1/4/81
124	Sharon Building	Golden Gate Park	1700p	1/4/81
125	Havens Mansion and Carriage House	1381 South Van Ness	6519/46, 47p	4/11/81
126	Bransten House	1735 Franklin Street	641/2	6/7/81
127	Old Spaghetti Factory Cafe	478 Green Street	115C/19	6/7/81
128	Clunie House	301 Lyon Street	1207/8	6/7/81
129	Bauer & Schweitzer	550 Chestnut	52/10	7/5/81

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	Malting Company	Street		
130	Hibernia Bank	1 Jones Street	349/3	8/2/81
131	Union Trust Branch of Wells Fargo Bank	744 Market Street	312/6	8/2/81
132	Savings Union Branch of Security Pacific National Bank	1 Grant Avenue	313/8	8/2/81
133	Axford House	1190 Noe Street	6538/5	8/2/81
134	Mechanics Institute	57--65 Post Street	311/13	9/6/81
135	Westerfield House	1198 Fulton Street	777/15	12/6/81
136	Kershaw House	845 Guerrero Street	3608/51	12/6/81
137	Notre Dame School	351 Dolores Street	3567/31	12/6/81
138	I.M. Scott School	1060 Tennessee Street	4107/6	12/6/81
139	St. Charles School	3250 18th Street	3574/85	12/6/81
140	High School of Commerce	135 Van Ness Avenue	815/1	12/6/81
141	Home Telephone Company	333 Grant Avenue	286/2	12/6/81
142	PG&E Old Station J	569 Commercial Street	228/11	12/6/81
143	Fire Department Old Station No. 2	466 Bush Street	270/9C	12/6/81
144	Hoffman Grill	619 Market Street	3707/55	12/6/81
145	Buich Building	240 California Street	237/9	12/6/81

1	146	Jack's Restaurant	615 Sacramento Street	240/14	12/6/81
2	147	Dutch Windmill	Golden Gate Park	1700p	12/6/81
3					
4	148	Kerrigan House - Ruth Cravath Stoneyard and Studio	893 Wisconsin Street	4162/57	6/5/82
5					
6	149	Edwin Klockars Blacksmith Shop	449 Folsom Street	3748/28	6/12/82
7					
8	150	Sheetmetal Workers Union Hall	224--226 Guerrero Street	3545/3	6/12/82
9					
10	151	Archbishop's Mansion	1000 Fulton Street	778/6	6/12/82
11	152	Don Lee Building	1000 Van Ness Avenue	715/5	7/10/82
12					
13	153	Earle C. Anthony Packard Showroom	901 Van Ness Avenue	719/2	7/10/82
14					
15	154	Flood Building	870--898 Market Street	329/5	7/10/82
16	155	Flatiron Building	540--548 Market Street	291/1	7/10/82
17	156	Phelan Building	760--784 Market Street	328/1	7/10/82
18					
19	157	Hills Bros. Coffee Plant	2 Harrison Street	744/1	11/7/82
20	158	Federal Reserve Bank	400 Sansome Street	229/3	1/7/83
21					
22	159	Gaylord Hotel	620 Jones Street	305/36	4/10/83
23	160	Royal Insurance Building	201 Sansome Street	260/5	4/10/83
24	161	Kohl Building	400 Montgomery	239/9	4/10/83
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		Street		
162	Hobart Building	582--592 Market Street	291/6	7/9/83
163	Sharon Building	39--63 Montgomery Street	3707/35	7/9/83
164	McMorry-Lagen House	188--198 Haight Street	852/11	11/6/83
165	Lillie Hitchcock Coit Tower	Telegraph Hill Boulevard	86/12	1/1/84
166	Trinity Presbyterian Church	3261 23rd Street	3642/35	3/30/84
167	Metropolitan Life Insurance Building	600 Stockton Street	257/12	6/3/84
168	William Vale House	2226 California Street	637/7	6/3/84
169	Campfire Golden Gate Council Headquarters	325 Arguello Boulevard	1432/3	6/30/84
170	Grace Cathedral Close	1051 Taylor Street	246/1	8/5/84
171	Refugee Shack	1227 24th Avenue	1726/4	8/12/84
172	St. Boniface Church and Rectory	133 Golden Gate Avenue	349/12, 13	10/7/84
173	Notre Dame des Victoires Church and Rectory	564--566 Bush Street	271/12, 24	10/7/84
174	California Hall	625 Polk Street	742/2	10/7/84
175	McLaren Lodge	Golden Gate Park	1700p	11/4/84
176	Cadillac Hotel	366--394 Eddy Street	333/12	1/6/8

1	177	First Congregational Church	432 Mason Street	309/9	3/1/85
2	178	Mission Turn Hall	3543 18th Street	3588/82	3/1/85
3	179	Beach Chalet	100 Great Highway	1700	2/22/85
4	180	S.F. & S.M. Railway Co. Office Building	2301 San Jose Avenue	6972/20	1/26/86
5	181	Lawn Bowling Clubhouse and Greens	Golden Gate Park	1700/1	9/7/86
6	182	Theodore Green Apothecary	500--502 Divisadero Street	1303/17A	9/14/86
7	183	Crown Zellerbach Complex and Site	1 Bush St./523 Market St.	290/11 & 12	5/17/87
8	184	Mark Hopkins Hotel	850 Mason St./1 Nob Hill	255/2	5/17/87
9	185	Fairmont Hotel	590 Mason St.	244/p. 1	6/13/87
10	186	David Lewis House	4143 23rd St.	2804/40	2/14/88
11	187	Engine Co. No. 37, Truck Co. No. 9	2501 25th Street	4279/1	3/19/88
12	188	Engine Co. No. 8, Truck Co. No. 4	1648 Pacific Avenue	574/11	3/19/88
13	189	Frank G. Edwards House	1366 Guerrero Street	6533/13	12/17/88
14	190	Charles L. Hinkel House and Carriage House	280 Divisadero Street	1238/23	12/17/88
15	191	The Oakley Residence and Flats	200--202 Fair Oaks Street	3648/1	3/8/89
16	192	Southern Pacific Company Hospital Complex	1400 Fell Street, 1509, 1555 and 1599 Hayes	1206/2 & 3	3/8/89

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		Street		
193	Baker and Hamilton Building	700--768 Seventh Street	3799/1	10/18/89
194	Francis "Lefty" O'Doul/Third Street Bridge	Third Street over Mission Channel at China Basin	Between 3803/5 and 3813/1	10/18/89
195	Islam Temple (Alcazar Theater)	650 Geary Street	304/19 & 23	10/18/89
196	The Alfred G. Hanson Residence	126-27th Avenue	1332/49 & 50	12/22/89
197	Spreckles Mansion	2080 Washington Street	601/5	6/9/90
198	Richard E. Queen House	2212 Sacramento Street	627/4	8/31/90
199	The Jackson Brewery Complex	1475, 1477, 1479, 1479A and 1489 Folsom Street and 301--05, 315--319 and 333 Eleventh Street	3520/28A, 28B, 29, 30, 30A, 30B, 30C	1/5/91
200	Path of Gold Light Standards	1 Market Street through 2490 Market Street	--	7/26/91
201	Park Emergency Hospital	Kezar Corner, Golden Gate Park	1700	11/2/91
202	Golden Gate Commandery of Knights Templar (Macedonia Missionary Baptist Church)	2135 Sutter Street	682/6	1/22/93
203	The George Gibbs Residence and caretaker's cottage	2620--2624 Jackson Street	585/8, 9 & 10	9/26/93
204	Our Lady of	906 Broadway	149/9	11/14/93

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	Guadalupe Church			
205	Balboa High School	1000 Cayuga Avenue at Onondaga Street	6958A/1	2/19/95
206	The Howard/26th Street Cottages	3274--3294 26th Street and 1487--1499 South Van Ness Avenue and 84--96 Virgil Street	6526/13 & 14	1/22/94
207	The Ellinwood Residence	2799 Pacific Avenue and 2498 Divisadero Street	978/10	1/22/94
208	The McCormick House	4040 17th Street	2623/12	1/22/2000
209	Odd Fellows Columbarium	1 Loraine Court	1084/2, 1132/1	3/3/96
210	The Murphy Windmill and Millwright's Cottage	West End of Golden Gate Park	1700/001p	7/2/2000
211	The Madame C.J. Walker Home for Girls and Women	2066 Pine Street	651/8	12/12/99
212	Columbia Savings Bank Building	700 Montgomery Street	196/8p	10/8/2000
213	The Joseph Leonard/Cecil F. Poole House	90 Cedro Avenue	6908/16	7/2/2000
214	El Capitan Theater and Hotel	2353 Mission Street	3595/24	3/3/96
215	Brown's Opera House (Victoria Theater)	2961 16th Street	3570/31A	3/3/96
216	Milo Hoadley	2908--2910 Bush	1046/13	6/21/96

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	Residence	Street		
217	Alhambra Theater	2320--2336 Polk Street	548/22	3/3/96
218	North End Police Station and Garage	2475 Greenwich Street	513/15	5/24/96
220	Former Engine House No. 31	1088 Green Street	121/10	4/8/98
221	Former Shriners Hospital	1701 Nineteenth Avenue	1924/3	4/8/98
222	Golden Gate Bridge	At the Presidio, U.S. Highway 101 and California Highway 1	--	5/21/99
223	Carmel Fallon Building	1800 Market Street	871/14	11/8/98
224	Schubert Hall	2099 Pacific Avenue	591/23	5/21/99
225	Fireboat House	Pier 221/2, the Embarcadero	9900	4/16/99
226	Washington Square	--	102/1 & 2	1/22/99
227	The Castro Camera and the Harvey Milk Residence	573--575 Castro Street	3583/61	7/2/2000
228	City Lights Bookstore	261--271 Columbus Avenue	162/18	8/26/2001
229	Garcia and Maggini Warehouse	128 King Street	3794/23	6/23/2002
231	Laguna Honda Station (also known as Forest Hill Station)	390 Laguna Honda Boulevard	2864/50	9/23/2004
232	Filbert Street Cottages (Bush)	1338 Filbert Street	524/31--34	4/3/2003

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	Cottages and the School of Basic Design and Color)			
233	The Golden Triangle Light Standards	Along the streets bounded by Market, and Sutter Streets	--	5/23/2003
234	Carnegie Mission Branch Library	300 Bartlett Street	6516/2	9/23/2004
235	The Carnegie Chinatown Branch Library	1135 Powell Street	191/4	5/2/2002
236	The Old U.S. Mint	88 Fifth Street	3704/11	2/21/2003
237	The Drexler/Colombo Building	1-21 Columbus Avenue and 612-624 Washington Street	195/4	8/23/2002
238	The Labor Temple/Redstone Building	2926-2948 16th Street	3553/4	1/16/2004
239	The Carnegie Sunset Library	1305 18th Avenue	1773/1	6/10/2004
240	The Carnegie Presidio Library	3150 Sacramento Street	1006/12	6/10/2004
241	The Jose Theater/Names Project Building	2362 Market Street	3562/11	5/27/2004
242	The Infant Shelter	1201 Ortega Street	211/37	8/25/2004
243	The Chronicle Building	690 Market		
244	The Garfield Building	938-942 Market Street	341/5	9/30/2004
245	The New Mission Theater	2550 Mission Street	3616/007	5/27/2004

1	246	The James Lick Baths/People's Laundry Building	165 10th Street	3509/14	8/25/2004
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3 TABLE INSET:

4	Landmark No.	Name of Landmark	Location by Address	Assessor's Block/Lot*	Legislative History
5					
6	247	Richmond/Senator Milton Marks Branch Library	351 9th Avenue	1441/7	Ord. 41-05 File No. 050092 App. 3-3-2005
7					
8					
9	248	The Juvenile Court and Detention Home	150 Otis Street	3513/7	Ord. 119-06 File No. 051521 App. 6-14-2006
10					
11					
12	249	Golden Gate Park, the Music Concourse	1000 Great Highway	1700/1	Ord. 278-05 File No. 051590 App. 12-16-2005
13					
14					
15	<u>250</u>	<u>Shipwright's Cottage</u>	<u>900 Innes Avenue</u>	<u>4646</u>	<u>Ord. 76-08</u> <u>File No. 080279</u> <u>App. 5-9-08</u>
16					
17					
18	251	Glazer-Keating House	1110 Taylor Street	0222/018	Ord. 212-05 File No. 051128 App. 8-18-2005
19					
20					
21	<u>252</u>	<u>St. Brigid's Church</u>	<u>2151 Van Ness Avenue</u>	<u>0575015</u>	<u>Ord. 263-06,</u> <u>File No 051772, App.</u> <u>10-24-06</u>
22					
23					
24	253	Richard P. Doolan/Norman T.	557 Ashbury Street/1500--	1231/009	Ord. 182-06 File No.
25					

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	Larson Residence and Storefronts	1512 Haight Street		060668 App. 7-14-2006
254	Doggie Diner Sign	Located in the median strip of Sloat Boulevard and 45th Avenue		Ord. 221-06 File No. 060926 App. 8/11/2006
255	Mission High School	3750 18th Street	3579	Ord. 27-07 File No. 061623 App. 2/9/2007
<u>256</u>	Richardson Hall	55 Laguna Street	0857	Ord. 216-07 File No. 071082 App. 9-21-07
<u>257</u>	Woods Hall	55 Laguna Street	0857	Ord. 216-07 File No. 071082 App. 9-21-07
<u>258</u>	Woods Hall Annex	55 Laguna Street	0857	Ord. 216-07 File No. 071082 App. 9-21-07
259	Carnegie Noe Valley/Sally Brunn Branch Library	451 Jersey Street	6539	Ord. 30-08 File No. 080189 App. 3-10-08
260	Shipwright's Cottage	900 Innes Avenue	4646	Ord. 76-08 File No. 080279 App. 5-9-08
<u>260</u>	<u>Tobin House</u>	<u>1969 California</u>	<u>4905</u>	<u>Ord. 236-08</u>

		<u>Street</u>		<u>File No.</u> 080720 <u>App. 10-30-</u> <u>08</u>
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* A "p" next to an Assessor's Block or Lot Number denotes "portion."

Section 10. The San Francisco Planning Code is hereby amended by amending Section 710.1, to read as follows:

SEC. 710.1. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.

NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours.

These NC-1 Districts are characterized by their location in residential neighborhoods, often in outlying areas of the City. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of commercial development in the City, generally consisting of small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development.

Building controls for the NC-1 District promote low-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story. Rear yard requirements at all levels preserve existing backyard space.

NC-1 commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services at the first story provided that the use size generally is limited to 3,000 square feet. However, commercial uses and features which could impact

1 residential livability are prohibited, such as auto uses, financial services, general advertising
 2 signs, drive-up facilities, hotels, and late-night activity; eating and drinking establishments are
 3 restricted, depending upon the intensity of such uses in nearby commercial districts.

4 Housing development in new buildings is encouraged above the ground story in
 5 most districts. Existing residential units are protected by prohibitions of conversions
 6 above the ground story and limitations on demolitions.

7
 8 **SEC. 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1**
 9 **ZONING CONTROL TABLE**

			NC-1
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
710.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	Varies See Zoning Map
710.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
710.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
710.13	Street Frontage		Required § 145.1
710.14	Awning	§ 790.20	P § 136.1(a)
710.15	Canopy	§ 790.26	

1	710.16	Marquee	§ 790.58	
2	710.17	Street Trees		Required § 143
3	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
4	710.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
5				
6	710.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
7				
8	710.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
9				
10	710.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
11				
12	710.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
13				
14	710.25	Drive-Up Facility	§ 790.30	
15				
16	710.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
17				
18	710.27	Hours of Operation	§ 790.48	P 6 a.m.– 11 p.m.; C 11 p.m.– 2 a.m.
19				
20	710.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
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710.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f)1
710.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)

No. Zoning Category §
References

NC-1
Controls by Story

		§	1st	2nd	3rd+
		790.118			
710.38	Residential Conversion	§ 790.84	P		
710.39	Residential Demolition	§ 790.86	P	C	C

Retail Sales and Services

710.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P #		
710.41	Bar	§ 790.22	P #		
710.42	Full-Service Restaurant	§ 790.92	P #		

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710.43	Large Fast Food Restaurant	§ 790.90			
710.44	Small Self-Service Restaurant	§ 790.91	C		
			#		
710.45	Liquor Store	§ 790.55	P		
710.46	Movie Theater	§ 790.64			
710.47	Adult Entertainment	§ 790.36			
710.48	Other Entertainment	§ 790.38	C		
710.49	Financial Service	§ 90.110			
710.50	Limited Financial Service	§ 90.112	P		
710.51	Medical Service	§ 90.114	P		
710.52	Personal Service	§ 90.116	P		

No. Zoning					
Category §					
References					
NC-1					
Controls by Story					
		§ 790.118	1st	2nd	3rd+
710.53	Business or Professional Service	§ 790.108	P		
710.54	Massage Establishment	§ 790.60, § 1900 Health Code			

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710.55	Tourist Hotel	\$ 790.46			
710.56	Automobile Parking	§§ 790.8, 156, 160	C		
710.57	Automotive Gas Station	\$ 790.14			
710.58	Automotive Service Station	\$ 790.17			
710.59	Automotive Repair	\$ 790.15			
710.60	Automotive Wash	\$ 790.18			
710.61	Automobile Sale or Rental	\$ 790.12			
710.62	Animal Hospital	\$ 790.6			
710.63	Ambulance Service	\$ 790.2			
710.64	Mortuary	\$ 790.62			
710.65	Trade Shop	\$ 790.124	P		
710.66	Storage	\$ 790.117			
710.67	Video Store	\$ 790.135	C		
710.68	Fringe Financial Service	\$ 790.111			
710.69	Tobacco Paraphernalia Establishments	\$ 790.123	C		

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<u>710.69A</u>	<u>Amusement Game</u> <u>Arcade (Mechanical</u> <u>Amusement Devices)</u>	<u>§ 790.04</u>			
Institutions and Non-Retail Sales and Services					
710.70	Administrative Service	§ 790.106			
710.80	Hospital or Medical Center	§ 790.44			
710.81	Other Institutions, Large	§ 790.50	P	C	
710.82	Other Institutions, Small	§ 790.51	P	P	P
710.83	Public Use	§ 790.80	C	C	C
710.84	Medical Cannabis Dispensary	§ 790.141	P #		
RESIDENTIAL STANDARDS AND USES					
710.90	Residential Use	§ 790.88	P	P	P
710.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
710.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		

1	710.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
4	710.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
7	710.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR NC-1 DISTRICTS

Article 7 Code Section	Other Code Section	Zoning Controls
§ 710.40 § 710.41 § 710.42		Boundaries: All NC-1 Districts Controls: P if located more than 1/4 mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control
§ 710.44		Boundaries: All NC-1 Districts Controls: C if located more than 1/4 mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control
§ 710.42 § 710.43 § 710.44	§ 781.1	TARAVAL STREET RESTAURANT AND FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the two Taraval Street NC-1 Districts between 40th and 41st Avenues and 45th and 47th Avenues as mapped on Sectional Map 5 SU Controls: Full-service

1 2		restaurants and small self-service restaurants are C; large fast-food restaurants are NP
3 4 5 6 7 8 9	§ 710.84 § 790.141	Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an NC-1 District.

10
11 Section 11. The San Francisco Planning Code is hereby amended by amending
12 Section 711.1, to read as follows:

13 SEC. 711.1. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

14 The NC-2 District is intended to serve as the City's Small-Scale Neighborhood
15 Commercial District. These districts are linear shopping streets which provide convenience
16 goods and services to the surrounding neighborhoods as well as limited comparison shopping
17 goods for a wider market. The range of comparison goods and services offered is varied and
18 often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2
19 Districts are commonly located along both collector and arterial streets which have transit
20 routes.

21 These districts range in size from two or three blocks to many blocks, although the
22 commercial development in longer districts may be interspersed with housing or other land
23 uses. Buildings typically range in height from two to four stories with occasional one-story
24 commercial buildings.
25

1 The small-scale district controls provide for mixed-use buildings which approximate or
 2 slightly exceed the standard development pattern. Rear yard requirements above the ground
 3 story and at residential levels preserve open space corridors of interior blocks.

4 Most new commercial development is permitted at the ground and second stories.
 5 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and
 6 entertainment uses, however, are confined to the ground story. The second story may be
 7 used by some retail stores, personal services, and medical, business and professional offices.
 8 Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities,
 9 and other automobile uses protect the livability within and around the district, and promote
 10 continuous retail frontage.

11 Housing development in new buildings is encouraged above the ground story. Existing
 12 residential units are protected by limitations on demolition and upper-story conversions.

13 **SEC. 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2**
 14 **ZONING CONTROL TABLE**

			NC-2
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
711.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	Generally, 40-X See Zoning Map
711.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1

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711.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
711.13	Street Frontage		Required § 145.1
711.14	Awning	§ 790.20	P § 136.1(a)
711.15	Canopy	§ 790.26	P § 136.1(b)
711.16	Marquee	§ 790.58	P § 136.1(c)
711.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
711.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
711.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
711.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
711.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
711.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
711.25	Drive-Up Facility	§ 790.30	

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711.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
711.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m.; C 2 a.m.– 6 a.m.
711.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	P § 607.1(e)1
711.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f) 2
711.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)

No. Zoning
Category §
References

NC-2

Controls by Story

		§ 790.118	1st	2nd	3rd+
711.38	Residential Conversion	§ 790.84	P	C	
711.39	Residential Demolition	§ 790.86	P	C	C

Retail Sales and Services

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711.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
711.41	Bar	§ 790.22	P		
711.42	Full-Service Restaurant	§ 790.92	P #		
711.43	Large Fast Food Restaurant	§ 790.90	C #		
711.44	Small Self-Service Restaurant	§ 790.91	P #		
711.45	Liquor Store	§ 790.55	P		
711.46	Movie Theater	§ 790.64	P		
711.47	Adult Entertainment	§ 790.36			
711.48	Other Entertainment	§ 790.38	P		
711.49	Financial Service	§ 790.110	P #	C #	
711.50	Limited Financial Service	§ 790.112	P #		
711.51	Medical Service	§ 790.114	P	P	
711.52	Personal Service	§ 790.116	P	P	
711.53	Business or Professional Service	§ 790.108	P	P	
711.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		

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711.55	Tourist Hotel	\$ 790.46	C	C	C
711.56	Automobile Parking	\$\$ 790.8, 156, 160	C	C	C
711.57	Automotive Gas Station	\$ 790.14	C		
711.58	Automotive Service Station	\$ 790.17	C		
711.59	Automotive Repair	\$ 790.15	C		
711.60	Automotive Wash	\$ 790.18			
711.61	Automobile Sale or Rental	\$ 790.12			
711.62	Animal Hospital	\$ 790.6	C		
711.63	Ambulance Service	\$ 790.2			
711.64	Mortuary	\$ 790.62			
711.65	Trade Shop	\$ 790.124	P #	C #	
711.66	Storage	\$ 790.117			
711.67	Video Store	\$ 790.135	C	C	
711.68	Fringe Financial Service	\$ 790.111	P#		
711.69	Tobacco Paraphernalia Establishments	\$ 790.123	C		
<u>711.69A</u>	<u>Amusement Game Arcade</u>	<u>\$ 790.04</u>			

	(Mechanical Amusement Devices)				
Institutions and Non-Retail Sales and Services					
711.70	Administrative Service	§ 790.106			
711.80	Hospital or Medical Center	§ 790.44			
711.81	Other Institutions, Large	§ 790.50	P	C	C
711.82	Other Institutions, Small	§ 790.51	P	P	P
711.83	Public Use	§ 790.80	C	C	C
711.84	Medical Cannabis Dispensary	§ 790.141	P #		
RESIDENTIAL STANDARDS AND USES					
711.90	Residential Use	§ 790.88	P	P	P
711.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
711.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
711.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		

1	711.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
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4	711.95	Community Residential Parking	§ 790.10	C	C	C
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SPECIFIC PROVISIONS FOR NC-2 DISTRICTS

8	Article 7 Code Section	Other Code Section	Zoning Controls
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11			
12	§ 711.42 § 711.43 § 711.44	§ 781.1	TARAVAL STREET RESTAURANT AND FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the Taraval Street NC- 2 District between 12th and 36th Avenues as mapped on Sectional Maps 5 SU and 6 SU Controls: Full-service restaurants and small self- service restaurants are C; large fast-food restaurants are NP
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17	§ 711.42 § 711.43 § 711.44	§ 781.2	IRVING STREET RESTAURANT AND FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the portion of the Irving Street NC-2 District between 19th and 27th Avenues as mapped on Sectional Map 5 SU Controls: Small self-service restaurants are C; full-service restaurants and large fast-food restaurants are NP
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22	§ 711.43 § 711.44	§ 781.3	OCEAN AVENUE FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the Ocean Avenue NC-2 District from Manor Drive to Phelan Avenue as mapped on Sectional Map 12 SU Controls:
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		Small self-service restaurants and large fast-food restaurants are NP
§ 711.49 § 711.50 § 711.68	§ 781.7	CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT Boundaries: Applicable only for the Chestnut Street NC-2 District from Broderick to Fillmore Streets as mapped on Sectional Map 2 SU Controls: Financial services, limited financial services, and fringe financial services are NP
§ 711.65	§ 236	GARMENT SHOP SPECIAL USE DISTRICT Boundaries: Applicable only for the portion of the Pacific Avenue NC-2 District east of Hyde Street as mapped on Sectional Map 1 SUa Controls: Garment shops are P at the 1st and 2nd stories
§ 711.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Alcohol Restricted Use District; and the North of Market Residential Special Use District; and includes Small-Scale Neighborhood Commercial Districts within its boundaries. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 711.84 §	Health	Medical cannabis dispensaries in NC-2 District may only operate

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	790.141 Code § 3308	between the hours of 8 a.m. and 10 p.m.
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Section 12. The San Francisco Planning Code is hereby amended by amending Section 712.1, to read as follows:

SEC. 712.1. NC-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

NC-3 Districts are intended in most cases to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 Districts are linear districts located along heavily trafficked thoroughfares which also serve as major transit routes.

NC-3 Districts include some of the longest linear commercial streets in the City, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-scaled commercial streets, although the districts may include small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures.

NC-3 building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels.

A diversified commercial environment is encouraged for the NC-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service and certain auto uses generally are permitted with certain limitations at the first and second stories. Other retail businesses,

1 personal services and offices are permitted at all stories of new buildings. Limited storage and
 2 administrative service activities are permitted with some restrictions.

3 Housing development in new buildings is encouraged above the second story. Existing
 4 residential units are protected by limitations on demolitions and upper-story conversions.

5 **SEC. 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT**
 6 **NC-3 ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			NC-3
712.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	Generally, 40-X See Zoning Map
712.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
712.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
712.13	Street Frontage		Required § 145.1
712.14	Awning	§ 790.20	P § 136.1(a)
712.15	Canopy	§ 790.26	P § 136.1(b)
712.16	Marquee	§ 790.58	P § 136.1(c)
712.17	Street Trees		Required § 143

1 **COMMERCIAL AND INSTITUTIONAL**
 2 **STANDARDS AND USES**

3	712.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124(a) (b)
4				
5	712.21	Use Size [Non-Residential]	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2
6				
7	712.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
8				
9				
10				
11				
12	712.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
13				
14				
15	712.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
16				
17	712.25	Drive-Up Facility	§ 790.30	#
18				
19	712.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
20				
21	712.27	Hours of Operation	§ 790.48	No Limit
22	712.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	P # § 607.1(e)2
23				
24	712.31	Business Sign	§§ 262, 602– 604,	P # § 607.1(f)3
25				

		608, 609	
712.32	Other Signs	§§ 262, 602- 604, 608, 609	P # § 607.1(c) (d) (g)

No. Zoning	
Category §	
References	

NC-3

Controls by Story

		§ 790.118	1st	2nd	3rd+
712.38	Residential Conversion	§ 790.84	P	C	C #
712.39	Residential Demolition	§ 790.86	P	C	C

Retail Sales and Services

712.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P #	P #	P #
712.41	Bar	§ 790.22	P	P	
712.42	Full-Service Restaurant	§ 790.92	P	P	
712.43	Large Fast Food Restaurant	§ 790.90	C #	C #	
712.44	Small Self-Service Restaurant	§ 790.91	P #	P #	
712.45	Liquor Store	§ 790.55			

1	712.46	Movie Theater	§ 790.64	P	P	
2	712.47	Adult Entertainment	§ 790.36	C	C	
3	712.48	Other Entertainment	§ 790.38	P	P	
4	712.49	Financial Service	§ 790.110	P	P	
5	712.50	Limited Financial Service	§ 790.112	P	P	
6	712.51	Medical Service	§ 790.114	P	P	P
7	712.52	Personal Service	§ 790.116	P	P	P
8	712.53	Business or Professional	§ 790.108	P	P	P
9		Service				
10	712.54	Massage Establishment	§ 790.60, §	C	C	
11			1900 Health			
12			Code			
13	712.55	Tourist Hotel	§ 790.46	C	C	C
14	712.56	Automobile Parking	§§ 790.8, 156,	C	C	C
15			160			
16	712.57	Automobile Gas Station	§ 790.14	C		
17	712.58	Automotive Service Station	§ 790.17	C		
18	712.59	Automotive Repair	§ 790.15	C	C	
19	712.60	Automotive Wash	§ 790.18	C		
20	712.61	Automobile Sale or Rental	§ 790.12	C		
21	712.62	Animal Hospital	§ 790.6	C	C	

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712.63	Ambulance Service	§ 790.2	C		
712.64	Mortuary	§ 790.62	C	C	C
712.65	Trade Shop	§ 790.124	P	C	C
712.66	Storage	§ 790.117	C	C	C
712.67	Video Store	§ 790.135	C	C	C
712.68	Fringe Financial Service	§ 790.111	P#		
712.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
<u>712.69A</u>	<u>Amusement Game Arcade</u> <u>(Mechanical Amusement</u> <u>Devices)</u>	<u>§ 790.04</u>	<u>C</u>		
Institutions and Non-Retail Sales and Services					
712.70	Administrative Service	§ 790.106	C	C	C
712.80	Hospital or Medical Center	§ 790.44	C	C	C
712.81	Other Institutions, Large	§ 790.50	P	P	P
712.82	Other Institutions, Small	§ 790.51	P	P	P
712.83	Public Use	§ 790.80	C	C	C
712.84	Medical Cannabis Dispensary	§ 790.141	P #		

1 **RESIDENTIAL STANDARDS AND USES**

2	712.90	Residential Use	§ 790.88	P	P	P
3	712.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
4	712.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
5	712.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
6	712.94	Off-Street Parking, Residential	§§ 150, 153- 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
7	712.95	Community Residential Parking	§ 790.10	C	C	C

16 **SPECIFIC PROVISIONS FOR NC-3 DISTRICTS**

18	Article 7 Code Section	Other Code Section	Zoning Controls
19	§ 712.25 § 712.40	§ 249.14	THIRD STREET SPECIAL USE DISTRICT Boundaries: Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10 SU zoned NC-3 Controls: Off-sale retail liquor sales as defined in

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		Section 249.14(b)(1)(A) are NP; drive-up facilities for large fast-food restaurants and small self-service restaurants are C
§ 712.30 § 712.31 § 712.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portion of the Market Street NC-3 District from Octavia to Church Streets as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs
§ 712.38	§ 790.84	Boundaries: Applicable to NC-3 Districts Controls: A residential use may be converted to an Other Institution, Large, use, as defined by Section 790.50 of this Code, as a conditional use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that: (1) The structure in which the residential use is to be converted has been found eligible for listing on the National Register of Historic Places; (2) The proposed Other Institution, Large, use is to be operated by a nonprofit public benefit corporation; and (3) No legally residing residential tenants will be displaced.
§ 712.43	§ 781.4	GEARY BOULEVARD FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the portion of the Geary Boulevard NC-3 District between 14th and 28th Avenues as mapped on Sectional Maps 3 SU and 4 SU Controls: Large fast-food restaurants are NP
§ 712.43 § 712.44	§ 781.5	MISSION STREET FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the portion of the Mission Street NC-3 District between 15th Avenue and Randall Street as mapped on Sectional Map 7 SU Controls: Small self-service restaurants are C; large fast-

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		food restaurants are NP
§ 712.45	§ 781.10	17TH AND RHODE ISLAND STREET GROCERY STORE SPECIAL USE SUBDISTRICT. Boundaries: Applicable only for the block bound by 17th, Rhode Island, Mariposa and Kansas Streets as mapped on Sectional Map 8 SU Controls: One liquor store on the first or second story is C if operated as integral element of a grocery store of not less than 30,000 gross square feet. Nighttime Entertainment uses are not permitted.
§ 712.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District; the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Alcohol Restricted Use District; and the North of Market Residential Special Use District; and includes Moderate-Scale Neighborhood Commercial Districts within its boundaries. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 712.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in NC-3 District may only operate between the hours of 8 a.m. and 10 p.m.

1 Section 12. The San Francisco Planning Code is hereby amended by amending 713.1,
2 to read as follows:

3 SEC. 713.1. NC-S – NEIGHBORHOOD COMMERCIAL SHOPPING CENTER
4 DISTRICT.

5 NC-S Districts are intended to serve as small shopping centers or supermarket sites
6 which provide retail goods and services for primarily car-oriented shoppers. They commonly
7 contain at least one anchor store or supermarket, and some districts also have small medical
8 office buildings. The range of services offered at their retail outlets usually is intended to serve
9 the immediate and nearby neighborhoods. These districts encompass some of the most
10 recent (post-1945) retail development in San Francisco's neighborhoods and serve as an
11 alternative to the linear shopping street.

12 Shopping centers and supermarket sites contain mostly one-story buildings which are
13 removed from the street edge and set in a parking lot. Outdoor pedestrian activity consists
14 primarily of trips between the parking lot and the stores on-site. Ground and second stories
15 are devoted to retail sales and some personal services and offices.

16 The NC-S standards and use provisions allow for medium-size commercial uses in low-
17 scale buildings. Rear yards are not required for new development. Most neighborhood-serving
18 retail businesses are permitted at the first and second stories, but limitations apply to fast-food
19 restaurants and take-out food uses. Some auto uses are permitted at the first story. Limited
20 storage and administrative service activities are permitted with some restrictions.

21 Housing development in new buildings is permitted. Existing residential units are
22 protected by limitations on demolitions and prohibitions of upper-story conversions.
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**SEC. 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT
NC-S ZONING CONTROL TABLE**

			NC-S
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
713.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	Generally, 40-X # See Zoning Map
713.11	Lot Size [Per Development]	§§ 790.56, 121.1	Not Applicable
713.12	Rear Yard	§§ 130, 134, 136	Not Required
713.13	Street Frontage		Required § 145.1
713.14	Awning	§ 790.20	P § 136.1(a)
713.15	Canopy	§ 790.26	P § 136.1(b)
713.16	Marquee	§ 790.58	P § 136.1(c)
713.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
713.20	Floor Area Ratio	§§ 102.9, 102.12, 123	1.8 to 1 § 124(a)(b)
713.21	Use Size [Non-Residential]	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2

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713.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000.sq. ft. §§ 151, 161(g)
713.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
713.24	Outdoor Activity Area	§ 790.70	P/C § 145.2(a)
713.25	Drive-Up Facility	§ 790.30	C
713.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
713.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m.;# C 2 a.m. 6 a.m.#
713.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	P # § 607.1(e)1
713.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f)2
713.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)

No. Zoning

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Category §					
References					
NC-S					
Controls by Story					
		§ 790.118	1st	2nd	3rd+
713.38	Residential Conversion	§ 790.84	P		
713.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
713.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
713.41	Bar	§ 790.22	P #	P #	
713.42	Full-Service Restaurant	§ 790.92	P	P	
713.43	Large Fast-Food Restaurant	§ 790.90	C	C	
713.44	Small Self-Service Restaurant	§ 790.91	P #	P #	
713.45	Liquor Store	§ 790.55	P		
713.46	Movie Theater	§ 790.64	P #	#	
713.47	Adult Entertainment	§ 790.36			
713.48	Other Entertainment	§ 790.38	P #	P #	

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713.49	Financial Service	§ 790.110	P	P	#
713.50	Limited Financial Service	§ 790.112	P	P	
713.51	Medical Service	§ 790.114	P	P	#
713.52	Personal Service	§ 790.116	P	P	#
713.53	Business or Professional Service	§ 790.108	P	P	#
713.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	C	
713.55	Tourist Hotel	§ 790.46	C #	C #	C #
713.56	Automobile Parking	§§ 790.8, 156, 160	P	P	
713.57	Automotive Gas Station	§ 790.14	C		
713.58	Automotive Service Station	§ 790.17	P		
713.59	Automotive Repair	§ 790.15			
713.60	Automotive Wash	§ 790.18	C		
713.61	Automobile Sale or Rental	§ 790.12			
713.62	Animal Hospital	§ 790.6	C	C	
713.63	Ambulance Service	§ 790.2			
713.64	Mortuary	§ 790.62	C #	C #	

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713.65	Trade Shop	§ 790.124	P	P	
713.66	Storage	§ 790.117	C	C	
713.67	Video Store	§ 790.135	C	C	
713.68	Fringe Financial Service	§ 790.111	P#		
713.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
<u>713.69A</u>	<u>Amusement Game Arcade</u> <u>(Mechanical Amusement</u> <u>Devices)</u>	<u>§ 790.04</u>	<u>C</u>		
Institutions and Non-Retail Sales and Services					
713.70	Administrative Service	§ 790.106	C #	C #	#
713.80	Hospital or Medical Center	§ 790.44			
713.81	Other Institutions, Large	§ 790.50	P #	P #	#
713.82	Other Institutions, Small	§ 790.51	P #	P #	P #
713.83	Public Use	§ 790.80	C	C	C
713.84	Medical Cannabis Dispensary	§ 790.141	P #		
RESIDENTIAL STANDARDS AND USES					

1	713.90	Residential Use	§ 790.88	P #	P #	P #
2	713.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area # § 207.4		
3	713.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area # § 208		
4	713.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common # § 135(d)		
5	713.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
6	713.95	Community Residential Parking	§ 790.10	C	C #	C #

SPECIFIC PROVISIONS FOR NC-S DISTRICTS

Article 7 Code Section	Other Code Section	Zoning Controls
§ 713.10 § 713.27 § 713.30 § 713.41 § 713.44 § 713.46 § 713.48 § 713.49 § 713.51 § 713.52 § 713.53 § 713.64 §	§ 253.3 § 780.1	LAKESHORE PLAZA SPECIAL USE DISTRICT Boundaries: Applicable only for the Lakeshore Plaza NC-S District as mapped on Sectional Map 13SU and 13H Controls: Special controls

1	713.70 § 713.81 § 713.82 §		on various features and uses, and residential
2	713.90 § 713.91 § 713.92 §		standards
3	713.93 § 713.95		
4	§ 713.68	§ 249.35	Fringe financial services are P subject to the
5			restrictions set forth in Section 249.35, including,
6			but not limited to, the proximity restrictions set
7			forth in Subsection 249.35(c)(3).
8	§ 713.55	§ 780.2	BAYSHORE-HESTER SPECIAL USE DISTRICT
9			Boundaries: Applicable only for the Bayshore-
10			Hester Special Use District NC-S District as
11			mapped on the Sectional Map 10SU Controls:
12			Tourist hotels (inclusive of motels) may be
13			permitted as a conditional use.
14	§ 713.84 § 790.141	Health	Medical cannabis dispensaries in NC-S District
15		Code §	may only operate between the hours of 8 a.m.
16		3308	and 10 p.m.

18

19 Section 14. The San Francisco Planning Code is hereby amended by amending

20 Section 714.1, to read as follows:

21 SEC. 714.1. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

22 The Broadway Neighborhood Commercial District, located in the northeast quadrant of

23 San Francisco, extends along Broadway from west of Columbus Avenue to Osgood Place. It

24 is part of a larger commercial area which includes North Beach to the north, Chinatown to the

1 south and west, and Jackson Square to the southeast. Broadway's fame and popularity as a
2 Citywide and regional entertainment district is derived from a concentration of nightclubs,
3 music halls, adult theaters, bars, and restaurants between Grant Avenue and Montgomery
4 Street. These places attract locals and visitors alike, mainly in the evening and late-night
5 hours. In addition to the entertainment and some retail businesses, Broadway contains many
6 upper-story residential hotels. Due to its proximity to downtown, there is strong pressure to
7 develop upper-story offices.

8 The Broadway District controls are designed to encourage development that is
9 compatible with the existing moderate building scale and mixed-use character, and maintain
10 the district's balance of entertainment uses, restaurants, and small-scale retail stores. New
11 buildings exceeding 40 feet in height will be carefully reviewed and rear yards at residential
12 levels are protected. Most commercial uses in new buildings are permitted at the first two
13 stories. Neighborhood-serving businesses are strongly encouraged. In order to protect the
14 livability of the area, limitations apply to new fast-food restaurants and adult entertainment
15 uses at the first and second stories, as well as late-night activity. Financial services are
16 allowed on the ground story subject to certain limitations. Nonretail offices are prohibited in
17 order to prevent encroachment of the adjoining downtown office uses. Due to the high traffic
18 volume on Broadway, most automobile and drive-up uses are prohibited in order to prevent
19 further traffic congestion. Parking garages are permitted if their ingress and egress do not
20 disrupt the traffic flow on Broadway.

21 Housing development in new buildings is encouraged above the second story. Existing
22 housing is protected by limitations on demolitions and upper-story conversions.

23 **SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING**
24 **CONTROL TABLE**

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No.	Zoning Category	§ References	Controls
			Broadway
BUILDING STANDARDS			
714.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	P up to 40 ft. C 40 to 65 ft. § 253.1
714.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
714.12	Rear Yard	§§ 130, 134, 136	Required at residential level only § 134(a) (e)
714.13	Street Frontage		Required § 145.1
714.14	Awning	§ 790.20	P § 136.1(a)
714.15	Canopy	§ 790.26	P § 136.1(b)
714.16	Marquee	§ 790.58	P § 136.1(c)
714.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
714.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
714.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2

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714.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
714.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
714.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
714.25	Drive-Up Facility	§ 790.30	
714.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
714.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m.; C 2 a.m.– 6 a.m.
714.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
714.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f)2
714.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)

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No. Zoning					
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Broadway					
Controls by Story					
		§ 790.118	1st	2nd	3rd+
714.38	Residential Conversion	§ 790.84	P	C	
714.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
714.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P #	P #	
714.41	Bar	§ 790.22	P	P	
714.42	Full-Service Restaurant	§ 790.92	P	P	
714.43	Large Fast Food Restaurant	§ 790.90			
714.44	Small Self-Service Restaurant	§ 790.91	C	C	
714.45	Liquor Store	§ 790.55	C		
714.46	Movie Theater	§ 790.64	P	P	
714.47	Adult Entertainment	§ 790.36	C	C	

1	714.48	Other Entertainment	§ 790.38	P	P	
2	714.49	Financial Service	§ 790.110	C		
3	714.50	Limited Financial Service	§ 790.112	C		
4	714.51	Medical Service	§ 790.114	P	P	
5	714.52	Personal Service	§ 790.116	P	P	
6	714.53	Business or Professional Service	§ 790.108	P	P	
7	714.54	Massage Establishment	§ 790.60, § 1900	P	C	
8			Health Code			
9	714.55	Tourist Hotel	§ 790.46	C	C	C
10	714.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
11	714.57	Automotive Gas Station	§ 790.14			
12	714.58	Automotive Service Station	§ 790.17			
13	714.59	Automotive Repair	§ 790.15			
14	714.60	Automotive Wash	§ 790.18			
15	714.61	Automobile Sale or Rental	§ 790.12			
16	714.62	Animal Hospital	§ 790.6	C		
17	714.63	Ambulance Service	§ 790.2			
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714.64	Mortuary	§ 790.62			
714.65	Trade Shop	§ 790.124	P #	C #	
714.66	Storage	§ 790.117			
714.67	Video Store	§ 790.135	C	C	
714.68	Fringe Financial Service	§ 790.111			
714.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
<u>714.69A</u>	<u>Amusement Game Arcade</u> <u>(Mechanical Amusement</u> <u>Devices)</u>	<u>§ 790.04</u>			
Institutions and Non-Retail Sales and Services					
714.70	Administrative Service	§ 790.106			
714.80	Hospital or Medical Center	§ 790.44			
714.81	Other Institutions, Large	§ 790.50	P	C	C
714.82	Other Institutions, Small	§ 790.51	P	P	P
714.83	Public Use	§ 790.80	C	C	C
714.84	Medical Cannabis Dispensary	§ 790.141	P		

RESIDENTIAL STANDARDS AND USES

714.90	Residential Use	§ 790.88	P	P	P
714.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
714.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
714.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft if private, or 80 sq. ft. if common § 135(d)		
714.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
714.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE BROADWAY NEIGHBORHOOD
COMMERCIAL DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 714.10	§ 253.1	65-A-1 HEIGHT AND BULK DISTRICT Boundaries: Applicable for all of the Broadway NCD from Columbus Avenue to Osgood Place as

		mapped on Sectional Map 1H Controls: Building height and bulk limits are P up to 40 feet; C between 40 feet and 65 feet
§ 714.40	§ 790.102(n)	BROADWAY SPECIALTY RETAIL USES Boundaries: Broadway NCD Controls: Retail coffee stores defined pursuant to Code § 790.102(n) are not permitted without conditional use authorization except to the extent qualifying as specialty grocery permitted pursuant to § 790.102(b)
§ 714.65	§ 236	GARMENT SHOP SPECIAL USE DISTRICT Boundaries: Applicable only for the portion of Broadway NCD as mapped on Sectional Map 1 SUa Controls: Garment shops are P at the 1st and 2nd stories

Section 15. The San Francisco Planning Code is hereby amended by amending Section 715.1, to read as follows:

SEC. 715.1. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Castro Street District is situated in Eureka Valley, close to the geographic center of San Francisco between the Mission District, Twin Peaks, and Upper Market Street. The physical form of the district is a crossing at Castro and 18th Streets, the arms of which contain many small, but intensely active commercial businesses. The multi-purpose commercial district provides both convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active both in the daytime and late into the evening and include a number of gay-oriented bars and restaurants, as well as several specialty clothing and gift stores. The district also supports a number of offices in converted residential buildings.

1 The Castro Street District controls are designed to maintain existing small-scale
 2 development and promote a balanced mix of uses. Building standards permit small-scale
 3 buildings and uses and protect rear yards above the ground story and at residential levels. In
 4 new buildings, most commercial uses are permitted at the ground and second stories. Special
 5 controls are necessary to preserve the existing equilibrium of neighborhood-serving
 6 convenience and specialty commercial uses. In order to maintain convenience stores and
 7 protect adjacent residential livability, controls prohibit additional eating and drinking
 8 establishments and permit with certain limitations new late-night uses, adult and other
 9 entertainment, and financial service uses. The continuous retail frontage is maintained by
 10 prohibiting most automobile and drive-up uses.

11 Housing development in new buildings is encouraged above the second story. Existing
 12 housing units are protected by limitations on demolitions and upper-story conversions.

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 14 **SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 15 **ZONING CONTROL TABLE**

			Castro Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
715.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	40-X, 65B See Zoning Map
715.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft & above § 121.1

1	715.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
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4	715.13	Street Frontage		Required § 145.1
5	715.14	Awning	§ 790.20	P § 136.1(a)
6	715.15	Canopy	§ 790.26	P § 136.1(b)
7				
8	715.16	Marquee	§ 790.58	P § 136.1(c)
9	715.17	Street Trees		Required § 143
10	COMMERCIAL AND INSTITUTIONAL			
11	STANDARDS AND USES			
12	715.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
13				
14	715.21	Use Size [Non-Residential]	§ 790.130	P to 1,999 sq. ft.; C 2,000 sq. ft. to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2
15				
16				
17	715.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
18				
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21	715.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
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715.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
715.25	Drive-Up Facility	§ 790.30	
715.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
715.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m.; C 2 a.m.– 6 a.m.
715.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
715.31	Business Sign	§§ 262, 602– 604, 608, 609	P # § 607.1(f)2
715.32	Other Signs	§§ 262, 602– 604, 608, 609	P # § 607.1(c) (d) (g)

No. Zoning
Category §
References

Castro Street
Controls by Story

		§ 790.118	1st	2nd	3rd+
715.38	Residential Conversion	§ 790.84	P	C	

1	715.39	Residential Demolition	\$ 790.86	P	C	C
2	Retail Sales and Services					
3	715.40	Other Retail Sales and	\$ 790.102	P	P	
4		Services [Not Listed				
5		Below]				
6	715.41	Bar	\$ 790.22			
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8	715.42	Full-Service Restaurant	\$ 790.92			
9	715.43	Large Fast Food	\$ 790.90	C #		
10		Restaurant				
11	715.44	Small Self-Service	\$ 790.91			
12		Restaurant				
13	715.45	Liquor Store	\$ 790.55	C		
14	715.46	Movie Theater	\$ 790.64	P		
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16	715.47	Adult Entertainment	\$ 790.36	C		
17	715.48	Other Entertainment	\$ 790.38	C #		
18	715.49	Financial Service	\$ 790.110	C	C	
19	715.50	Limited Financial Service	\$ 790.112	C		
20	715.51	Medical Service	\$ 790.114	P	P	C
21						
22	715.52	Personal Service	\$ 790.116	P	P	C
23	715.53	Business or Professional	\$ 790.108	P	P	C
24		Service				
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715.54	Massage Establishment	§ 790.60, § 1900 Health Code	P	C	
715.55	Tourist Hotel	§ 790.46	C	C	C
715.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
715.57	Automotive Gas Station	§ 790.14			
715.58	Automotive Service Station	§ 790.17			
715.59	Automotive Repair	§ 790.15			
715.60	Automotive Wash	§ 790.18			
715.61	Automobile Sale or Rental	§ 790.12			
715.62	Animal Hospital	§ 790.6	C		
715.63	Ambulance Service	§ 790.2			
715.64	Mortuary	§ 790.62			
715.65	Trade Shop	§ 790.124	P	C	
715.66	Storage	§ 790.117			
715.67	Video Store	§ 790.135	C	C	
715.68	Fringe Financial Service	§ 790.111			
715.69	Tobacco Paraphernalia	§ 790.123	C		

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	Establishments				
<u>715.69A</u>	<u>Amusement Game Arcade</u> <u>(Mechanical Amusement</u> <u>Devices)</u>	<u>§ 790.04</u>			
Institutions and Non-Retail Sales and Services					
715.70	Administrative Service	§ 790.106			
715.80	Hospital or Medical Center	§ 790.44			
715.81	Other Institutions, Large	§ 790.50	P	C	C
715.82	Other Institutions, Small	§ 790.51	P	P	P
715.83	Public Use	§ 790.80	C	C	C
715.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
715.90	Residential Use	§ 790.88	P	P	P
715.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
715.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
715.93	Usable Open Space [Per	§§ 135, 136	Generally, either 80 sq. ft. if		

	Residential Unit]		private, or 100 sq. ft. if common § 135(d)
715.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)
715.95	Community Residential Parking	§ 790.10	C C C

**SPECIFIC PROVISIONS FOR CASTRO STREET NEIGHBORHOOD
COMMERCIAL DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 715.31 § 715.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT
		Boundaries: Applicable only for the portions of the Castro Street NCD as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs
§ 715.43		Boundaries: Applicable for the Castro Street NCD
		Controls: A large fast food restaurant may be permitted as a conditional use if in addition to the criteria set forth in § 303, the Commission finds that:

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		(1) The large fast food restaurant will be located in an existing building that:
		(a) Is situated within the Castro Street NCD and adjacent to the Upper Market Street NCD, and
		(b) Straddles the intersection of Castro and Market Streets, where heavy pedestrian traffic already exists for the many retail businesses in the area, and the addition of a large fast food restaurant would not cause additional burdens to the street;
		(2) The large fast food restaurant will be located in a building jointly occupied by a nonprofit community group providing medical, cultural, social, or other community services to the Castro Street NCD;
		(3) The fast food restaurant will contribute substantially to the financial ability of the nonprofit community group's ability to locate and operate in that building by paying the nonprofit's rent and maintenance costs for the building for at least seven years and by making a one-time cash contribution of \$120,000 to an AIDS-related community group;
		(4) That portion of the building occupied by the community use shall be at least twice the floor area occupied by the large fast food restaurant; and
		(5) No conditional use granted pursuant to this Section may exceed a period of 15 years unless a new conditional use application is filed and granted by the City Planning Commission or Board of Supervisors on appeal.

<p>1 § 715.48</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p>	<p>Boundaries: Applicable for the Castro Street NCD. Controls: Existing bars in the Castro Street Neighborhood Commercial District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance.</p>
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14 Section 16. The San Francisco Planning Code is hereby amended by amending
15 Section 716.1, to read as follows:

16 SEC. 716.1. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL
17 DISTRICT.

18 The Inner Clement Street Commercial District is located on Clement Street between
19 Arguello Boulevard and Funston Avenue in the eastern portion of the Richmond District of
20 northwest San Francisco. The district provides a wide selection of convenience goods and
21 services for the residents of the Inner Richmond neighborhood. Inner Clement Street has one
22 of the greatest concentrations of restaurants of any commercial street in San Francisco,
23 drawing customers from throughout the City and region. There are also a significant number
24 of professional, realty, and business offices as well as financial institutions. The pleasant
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1 pedestrian character of the district is derived directly from the intensely active retail frontage
 2 on Clement Street.

3 The Inner Clement Street District controls are designed to promote development that is
 4 consistent with its existing land use patterns and to maintain a harmony of uses that supports
 5 the district's vitality. The building standards allow small-scale buildings and uses, protecting
 6 rear yards above the ground story and at residential levels. In new development, most
 7 commercial uses are permitted at the first two stories, although certain limitations apply to
 8 uses at the second story. Special controls are necessary to preserve the equilibrium of
 9 neighborhood-serving convenience and comparison shopping businesses and protect
 10 adjacent residential livability. These controls prohibit additional financial service and limit
 11 additional eating and drinking establishments, late-night commercial uses and ground-story
 12 entertainment uses. In order to maintain the street's active retail frontage, controls also
 13 prohibit most new automobile and drive-up uses.

14 Housing development is encouraged in new buildings above the ground story. Existing
 15 residential units are protected by prohibitions on upper-story conversions and limitations on
 16 demolitions.

17 **SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL**
 18 **DISTRICT ZONING CONTROL TABLE**

			Inner Clement Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
716.10	Height and Bulk Limit	§§ 102.12, 105, 106,	40-X

1		250– 252, 260, 270,	
2		271	
3	716.11	Lot Size [Per Development]	§§ 790.56, 121.1
4			P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
5	716.12	Rear Yard	§§ 130, 134, 136
6			Required at the second story and above and at all residential levels § 134(a) (e)
7			
8	716.13	Street Frontage	
9			Required § 145.1
10	716.14	Awning	§ 790.20
			P § 136.1(a)
11	716.15	Canopy	§ 790.26
			P § 136.1(b)
12	716.16	Marquee	§ 790.58
			P § 136.1(c)
13	716.17	Street Trees	
14			Required § 143
15	COMMERCIAL AND INSTITUTIONAL		
16	STANDARDS AND USES		
17	716.20	Floor Area Ratio	§§ 102.9, 102.11,
18			123
19	716.21	Use Size [Non-Residential]	§ 790.130
20			P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2
21	716.22	Off-Street Parking,	§§ 150, 153– 157,
22		Commercial/Institutional	159– 160, 204.5
23			Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151,
24			161(g)
25			

1	716.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
2				
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4	716.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
5				
6	716.25	Drive-Up Facility	§ 790.30	
7				
8	716.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
9				
10	716.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m.; C 2 a.m.– 6 a.m.
11				
12	716.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
13				
14	716.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f)2
15				
16	716.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)
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21	No. Zoning			
22	Category §			
23	References			
24	Inner Clement Street			
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1	Controls by Story					
2			§ 790.118	1st	2nd	3rd+
3	716.38	Residential Conversion	§ 790.84	P		
4	716.39	Residential Demolition	§ 790.86	P	C	C
5	Retail Sales and Services					
6						
7	716.40	Other Retail Sales and	§ 790.102	P	C	
8		Services [Not Listed				
9		Below]				
10	716.41	Bar	§ 790.22	C		
11	716.42	Full-Service Restaurant	§ 790.92	C		
12	716.43	Large Fast Food	§ 790.90			
13		Restaurant				
14	716.44	Small Self-Service	§ 790.91			
15		Restaurant				
16	716.45	Liquor Store	§ 790.55	C		
17	716.46	Movie Theater	§ 790.64	P		
18	716.47	Adult Entertainment	§ 790.36			
19	716.48	Other Entertainment	§ 790.38	C		
20	716.49	Financial Service	§ 790.110			
21	716.50	Limited Financial Service	§ 790.112	C		
22	716.51	Medical Service	§ 790.114	P	C	
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1	716.52	Personal Service	§ 790.116	P	C	
2	716.53	Business or Professional	§ 790.108	P	C	
3		Service				
4	716.54	Massage Establishment	§ 790.60, § 1900	C		
5			Health Code			
6	716.55	Tourist Hotel	§ 790.46	C	C	
7	716.56	Automobile Parking	§§ 790.8, 156,	C	C	C
8			160			
9	716.57	Automotive Gas Station	§ 790.14			
10	716.58	Automotive Service	§ 790.17			
11		Station				
12	716.59	Automotive Repair	§ 790.15			
13	716.60	Automotive Wash	§ 790.18			
14	716.61	Automobile Sale or	§ 790.12			
15		Rental				
16	716.62	Animal Hospital	§ 790.6	C		
17	716.63	Ambulance Service	§ 790.2			
18	716.64	Mortuary	§ 790.62			
19	716.65	Trade Shop	§ 790.124	P	C	
20	716.66	Storage	§ 790.117			
21	716.67	Video Store	§ 790.135	C	C	
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1	716.68	Fringe Financial Service	§ 790.111			
2						
3	716.69	Tobacco Paraphernalia	§ 790.123	C		
4		Establishments				
5	<u>716.69A</u>	<u>Amusement Game Arcade</u>	<u>§ 790.04</u>			
6		<u>(Mechanical Amusement</u>				
7		<u>Devices)</u>				
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9		Institutions and Non-Retail Sales and				
10		Services				
11	716.70	Administrative Service	§ 790.106			
12	716.80	Hospital or Medical	§ 790.44			
13		Center				
14	716.81	Other Institutions, Large	§ 790.50	P	C	C
15	716.82	Other Institutions, Small	§ 790.51	P	P	P
16	716.83	Public Use	§ 790.80	C	C	C
17						
18	716.84	Medical Cannabis	§ 790.141	P		
19		Dispensary				
20		RESIDENTIAL STANDARDS AND USES				
21	716.90	Residential Use	§ 790.88	P	P	P
22	716.91	Residential Density,	§§ 207, 207.1,	Generally, 1 unit per 600 sq.		
23		Dwelling Units	790.88(a)	ft. lot area § 207.4		
24						
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1	716.92	Residential Density, Group Housing	§§ 207.1, 790.88 (b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
3	716.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135 (d)		
6	716.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
10	716.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE INNER CLEMENT STREET
NEIGHBORHOOD COMMERCIAL DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 716.41	§ 790.22	INNER CLEMENT STREET LIQUOR LICENSES FOR FULL-SERVICE RESTAURANTS Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District Controls: (a) In order to allow certain restaurants to seek an ABC license type 47 so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the

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		<p>Planning Commission finds that: (1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in §790.92 and (B) a bona-fide restaurant as defined in §781.8(c); and (2) The establishment maintains only an ABC license type 47. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to §790.22, are not permitted for those uses subject to this Section. (b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.</p>
§ 716.41	§ 790.22	<p>INNER CLEMENT STREET LIQUOR LICENSES FOR BARS Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District Controls: (a) In order to allow wine and/or beer bars to seek an ABC license type 42 so that wine and beer (but not hard spirits) may be served for drinking on the premises, a bar use, as defined in §790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that: (1) The bar function is operated as a wine and beer bar with an ABC license type 42, which may include incidental food services; and (2) The establishment maintains only an ABC license type 42 and/or an ABC license type 20 permitting off-premises sales of wine and beer. Other ABC license types, except</p>

		<p>those that are included within the definition of a full-service restaurant pursuant to §790.22, are not permitted for those uses subject to this Section. (b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.</p>
<p>§716.41 and 716.42</p>	<p>§790.92 and 790.22</p>	<p>INNER CLEMENT STREET FULL-SERVICE RESTAURANTS AND BARS Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District Controls: A full-service restaurant or a bar may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission has approved no more than a total of three (3) full-service restaurants or bars in accordance with this Section. Should a full-service restaurant or bar permitted under this Section cease operation and complete a lawful change of use to another principally or conditionally permitted use, the Commission may consider a new full-service restaurant or bar in accordance with the terms of this Section.</p>

Section 17. The San Francisco Planning Code is hereby amended by amending Section 717.1, to read as follows:

SEC. 717.1. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

1 The Outer Clement Street Neighborhood Commercial District is located on Clement
2 Street between 19th Avenue and 27th Avenue in the western portion of the Richmond District.
3 The shopping area contains small-scale convenience businesses, as well as many
4 restaurants and a movie theater. The district's restaurants serve a neighborhood and Citywide
5 clientele during the evening hours, while convenience shopping uses cater for the most part to
6 daytime neighborhood shoppers. Outer Clement Street contains many mixed-use buildings
7 with some fully commercial and fully residential buildings interspersed between them.

8 The Outer Clement Street District controls are designed to promote development that is
9 in keeping with the district's existing small-scale, mixed-use character. The building standards
10 monitor large-scale development and protect rear yards at all levels. Future commercial
11 growth is directed to the ground story in order to promote more continuous and active retail
12 frontage. Additional eating and drinking establishments are prohibited, while ground-story
13 entertainment and financial service uses are monitored in order to limit the problems of traffic,
14 congestion, noise and late-night activity associated with such uses and to protect existing
15 neighborhood-serving businesses. Other controls restricting late-night activity, hotels,
16 automobile uses, and drive-up facilities are designed to preserve the low-intensity character of
17 the district.

18 Housing development in new buildings is encouraged above the ground story. Existing
19 residential units are protected by prohibitions of upper-story conversions and limitations on
20 demolitions.

21 **SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL**
22 **DISTRICT ZONING CONTROL TABLE**

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Outer Clement Street

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No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
717.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	40-X
717.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
717.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
717.13	Street Frontage		Required § 145.1
717.14	Awning	§ 790.20	P § 136.1(a)
717.15	Canopy	§ 790.26	P § 136.1(b)
717.16	Marquee	§ 790.58	P § 136.1(c)
717.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
717.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
717.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
717.22	Off-Street Parking,	§§ 150, 153– 157,	Generally, none required if

1		Commercial/Institutional	159– 160, 204.5	occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
2				
3				
4	717.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
5				
6				
7	717.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
8				
9				
10	717.25	Drive-Up Facility	§ 790.30	
11	717.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
12				
13	717.27	Hours of Operation	§ 790.48	P 6 a.m.– 11 p.m.; C 11 p.m.– 2 a.m.
14				
15	717.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
16				
17	717.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f) 2
18				
19	717.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)
20				
21				

No. Zoning

1 Category §
2 References

3 Outer Clement Street

4 Controls by Story

		§ 790.118	1st	2nd	3rd+
717.38	Residential Conversion	§ 790.84	P		
717.39	Residential Demolition	§ 790.86	P	C	C

9 Retail Sales and Services

717.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P		
717.41	Bar	§ 790.22			
717.42	Full-Service Restaurant	§ 790.92			
717.43	Large Fast Food Restaurant	§ 790.90			
717.44	Small Self-Service Restaurant	§ 790.91			
717.45	Liquor Store	§ 790.55	C		
717.46	Movie Theater	§ 790.64	P		
717.47	Adult Entertainment	§ 790.36			
717.48	Other Entertainment	§ 790.38	C		

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717.49	Financial Service	§ 790.110	C		
717.50	Limited Financial Service	§ 790.112	C		
717.51	Medical Service	§ 790.114	P		
717.52	Personal Service	§ 790.116	P		
717.53	Business or Professional Service	§ 790.108	P		
717.54	Massage Establishment	§ 790.60, § 1900 Health Code			
717.55	Tourist Hotel	§ 790.46			
717.56	Automobile Parking	§§ 790.8, 156, 160	C	C	
717.57	Automotive Gas Station	§ 790.14			
717.58	Automotive Service Station	§ 790.17			
717.59	Automotive Repair	§ 790.15			
717.60	Automotive Wash	§ 790.18			
717.61	Automobile Sale or Rental	§ 790.12			
717.62	Animal Hospital	§ 790.6	C		
717.63	Ambulance Service	§ 790.2			
717.64	Mortuary	§ 790.62			

1	717.65	Trade Shop	§ 790.124	P		
2	717.66	Storage	§ 790.117			
3	717.67	Video Store	§ 790.135	C	C	
4	717.68	Fringe Financial Service	§ 790.111			
5						
6						
7	717.69	Tobacco Paraphernalia	§ 790.123	C		
8		Establishments				
9	<u>717.69A</u>	<u>Amusement Game Arcade</u>	<u>§ 790.04</u>			
10		<u>(Mechanical Amusement</u>				
11		<u>Devices)</u>				
12	Institutions and Non-Retail Sales and					
13	Services					
14	717.70	Administrative Service	§ 790.106			
15	717.80	Hospital or Medical	§ 790.44			
16		Center				
17						
18	717.81	Other Institutions, Large	§ 790.50	P	C	C
19	717.82	Other Institutions, Small	§ 790.51	P	P	P
20	717.83	Public Use	§ 790.80	C	C	C
21	717.84	Medical Cannabis	§ 790.141	P		
22		Dispensary				
23	RESIDENTIAL STANDARDS AND USES					
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25						

1	717.90	Residential Use	§ 790.88	P	P	P
2	717.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
4	717.92	Residential Density, Group Housing	§§ 207.1, 790.88 (b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
7	717.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
10	717.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
13	717.95	Community Residential Parking	§ 790.10	C	C	C

Section 18. The San Francisco Planning Code is hereby amended by amending Section 718.1, to read as follows:

SEC. 718.1. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Upper Fillmore Street Neighborhood Commercial District is situated in the south-central portion of Pacific Heights. It runs north-south along Fillmore Street from Jackson to Bush and extends west one block along California and Pine Streets. This medium-scaled, multi-purpose commercial district provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade

1 area. Commercial businesses are active during both day and evening and include a number
 2 of bars, restaurants, specialty groceries, and specialty clothing stores.

3 The Upper Fillmore District controls are designed to protect the existing building scale
 4 and promote new mixed-use development which is in character with adjacent buildings.
 5 Building standards regulate large lot and use development and protect rear yards above the
 6 ground story and at residential levels. Most commercial uses are permitted at the first two
 7 stories of new buildings. Special controls are designed to preserve the existing equilibrium of
 8 neighborhood-serving convenience and specialty commercial uses. In order to maintain
 9 convenience stores and protect adjacent livability, additional eating and drinking
 10 establishments are prohibited and ground-story entertainment and financial service uses are
 11 limited. In order to promote continuous retail frontage, drive-up and most automobile uses are
 12 prohibited.

13 Housing development in new buildings is encouraged above the second story. Existing
 14 residential units are protected by limitations on demolitions and upper-story conversions.

15 **SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL**
 16 **DISTRICT ZONING CONTROL TABLE**

			Upper Fillmore Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
718.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	40-X

1	718.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
2				
3	718.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
4				
5				
6	718.13	Street Frontage		Required § 145.1
7				
8	718.14	Awning	§ 790.20	P § 136.1(a)
9	718.15	Canopy	§ 790.26	P § 136.1(b)
10	718.16	Marquee	§ 790.58	P § 136.1(c)
11	718.17	Street Trees		Required § 143
12	COMMERCIAL AND INSTITUTIONAL			
13	STANDARDS AND USES			
14				
15	718.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
16				
17	718.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
18				
19	718.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
20				
21				
22				
23	718.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than
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			10,000 sq. ft. §§ 152, 161(b)
718.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
718.25	Drive-Up Facility	§ 790.30	
718.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
718.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m.; C 2 a.m.– 6 a.m.
718.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
718.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f) 2
718.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)

No. Zoning
Category §
References

Upper Fillmore Street

Controls by Story

	§ 790.118	1st	2nd	3rd+
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1	718.38	Residential Conversion	\$ 790.84	P	C	
2	718.39	Residential Demolition	\$ 790.86	P	C	C
3	Retail Sales and Services					
4	718.40	Other Retail Sales and Services [Not Listed Below]	\$ 790.102	P	P	
5						
6						
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8	718.41	Bar	\$ 790.22			
9	718.42	Full-Service Restaurant	\$ 790.92			
10	718.43	Large Fast Food Restaurant	\$ 790.90			
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12	718.44	Small Self-Service Restaurant	\$ 790.91			
13						
14	718.45	Liquor Store	\$ 790.55	C		
15	718.46	Movie Theater	\$ 790.64	P		
16						
17	718.47	Adult Entertainment	\$ 790.36			
18	718.48	Other Entertainment	\$ 790.38	C		
19	718.49	Financial Service	\$ 790.110	C		
20	718.50	Limited Financial Service	\$ 790.112	C		
21	718.51	Medical Service	\$ 790.114	P	P	
22						
23	718.52	Personal Service	\$ 790.116	P	P	
24	718.53	Business or Professional	\$ 790.108	P	P	
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	Service				
718.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
718.55	Tourist Hotel	§ 790.46	C	C	C
718.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
718.57	Automotive Gas Station	§ 790.14			
718.58	Automotive Service Station	§ 790.17			
718.59	Automotive Repair	§ 790.15			
718.60	Automotive Wash	§ 790.18			
718.61	Automobile Sale or Rental	§ 790.12			
718.62	Animal Hospital	§ 790.6	C		
718.63	Ambulance Service	§ 790.2			
718.64	Mortuary	§ 790.62			
718.65	Trade Shop	§ 790.124	P		
718.66	Storage	§ 790.117			
718.67	Video Store	§ 790.135	C	C	
718.68	Fringe Financial Service	§ 790.111			

1	718.69	Tobacco Paraphernalia	§ 790.123	C		
2		Establishments				
3	<u>718.69A</u>	<u>Amusement Game Arcade</u>	<u>§ 790.04</u>			
4		<u>(Mechanical Amusement</u>				
5		<u>Devices)</u>				
6	Institutions and Non-Retail Sales and					
7	Services					
8	718.70	Administrative Service	§ 790.106			
9						
10	718.80	Hospital or Medical	§ 790.44			
11		Center				
12	718.81	Other Institutions, Large	§ 790.50	P	C	C
13	718.82	Other Institutions, Small	§ 790.51	P	P	P
14	718.83	Public Use	§ 790.80	C	C	C
15						
16	718.84	Medical Cannabis	§ 790.141	P		
17		Dispensary				
18	RESIDENTIAL STANDARDS AND USES					
19	718.90	Residential Use	§ 790.88	P	P	P
20	718.91	Residential Density,	§§ 207, 207.1,	Generally, 1 unit per 600 sq.		
21		Dwelling Units	790.88(a)	ft. lot area § 207.4		
22	718.92	Residential Density,	§§ 207.1,	Generally, 1 bedroom per 210		
23		Group Housing	790.88(b)	sq. ft. lot area § 208		
24						
25						

1	718.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
2						
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4	718.94	Off-Street Parking, Residential	§§ 150, 153–157, 159–160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a)(g)		
5						
6						
7	718.95	Community Residential Parking	§ 790.10	C	C	C
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10 Section 19. The San Francisco Planning Code is hereby amended by amending
11 Section 719.1, to read as follows:

12 SEC. 719.1. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

13 Northwest of the City's geographical center, the Haight Street Neighborhood
14 Commercial District is located in the Haight-Ashbury neighborhood, extending along Haight
15 Street between Stanyan and Central Avenue, including a portion of Stanyan Street between
16 Haight and Beulah. The shopping area provides convenience goods and services to local
17 Haight-Ashbury residents, as well as comparison shopping goods and services to a larger
18 market area. The commercial district is also frequented by users of Golden Gate Park on
19 weekends and by City residents for its eating, drinking, and entertainment places. Numerous
20 housing units establish the district's mixed residential-commercial character.

21 The Haight Street District controls are designed to protect the existing building scale
22 and promote new mixed-use development which is in character with adjacent buildings. The
23 building standards regulate large-lot and use development and protect rear yards above the
24 ground story and at residential levels. To promote the prevailing mixed-use character, most
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1 commercial uses are directed primarily to the ground story with some upper-story restrictions
 2 in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving
 3 commercial uses and regulate the more intensive commercial uses which can generate
 4 congestion and nuisance problems, special controls prohibit additional eating and drinking
 5 uses, restrict expansion and intensification of existing eating and drinking establishments, and
 6 limit entertainment and tourist hotels. Prohibitions of most automobile and drive-up uses
 7 protect the district's continuous retail frontage.

8 Housing development in new buildings is encouraged above the ground story. Existing
 9 residential units are protected by prohibition of upper-story conversions and limitations on
 10 demolitions.

11 **SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 12 **ZONING CONTROL TABLE**

			Haight Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
719.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	40-X
719.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
719.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)

1	719.13	Street Frontage		Required § 145.1
2	719.14	Awning	§ 790.20	P § 136.1(a)
3	719.15	Canopy	§ 790.26	P § 136.1(b)
4	719.16	Marquee	§ 790.58	P § 136.1(c)
5	719.17	Street Trees		Required § 143
6	COMMERCIAL AND INSTITUTIONAL			
7	STANDARDS AND USES			
8	719.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
9	719.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
10	719.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
11	719.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
12	719.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
13	719.25	Drive-Up Facility	§ 790.30	
14	719.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not

			recessed § 145.2(b)
719.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m.; C 2 a.m.– 6 a.m.
719.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
719.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f)2
719.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)

No. Zoning
 Category §
 References

Haight Street

Controls by Story

		§ 790.118	1st	2nd	3rd+
719.38	Residential Conversion	§ 790.84	P		
719.39	Residential Demolition	§ 790.86	P	C	C

Retail Sales and Services

719.40	Other Retail Sales and	§ 790.102	P#	C#	#
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	Services [Not Listed Below]				
719.41	Bar	§ 790.22	#	#	#
719.42	Full-Service Restaurant	§ 790.92	#	#	#
719.43	Large Fast Food Restaurant	§ 790.90	#	#	#
719.44	Small Self-Service Restaurant	§ 790.91	#	#	#
719.45	Liquor Store	§ 790.55			
719.46	Movie Theater	§ 790.64	P		
719.47	Adult Entertainment	§ 790.36			
719.48	Other Entertainment	§ 790.38	C		
719.49	Financial Service	§ 790.110	P		
719.50	Limited Financial Service	§ 790.112	P		
719.51	Medical Service	§ 790.114		C	
719.52	Personal Service	§ 790.116	P	C	
719.53	Business or Professional Service	§ 790.108	P	C	
719.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
719.55	Tourist Hotel	§ 790.46	C	C	

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719.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
719.57	Automotive Gas Station	§ 790.14			
719.58	Automotive Service Station	§ 790.17			
719.59	Automotive Repair	§ 790.15	C		
719.60	Automotive Wash	§ 790.18			
719.61	Automobile Sale or Rental	§ 790.12			
719.62	Animal Hospital	§ 790.6	C		
719.63	Ambulance Service	§ 790.2			
719.64	Mortuary	§ 790.62			
719.65	Trade Shop	§ 790.124	P		
719.66	Storage	§ 790.117			
719.67	Video Store	§ 790.135	C	C	
719.68	Fringe Financial Service	§ 790.111	#	#	#
719.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
<u>719.69A</u>	<u>Amusement Game Arcade</u> <u>(Mechanical Amusement</u>	§ 790.04			

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	<u>Devices)</u>				
Institutions and Non-Retail Sales and Services					
719.70	Administrative Service	§ 790.106			
719.80	Hospital or Medical Center	§ 790.44			
719.81	Other Institutions, Large	§ 790.50	P	C	C
719.82	Other Institutions, Small	§ 790.51	P	P	P
719.83	Public Use	§ 790.80	C	C	C
719.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
719.90	Residential Use	§ 790.88	P	P	P
719.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area – § 207.4		
719.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area – § 208		
719.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
719.94	Off-Street Parking,	§§ 150, 153–	Generally, 1 space for each		

	Residential	157, 159– 160, 204.5	dwelling unit §§ 151, 161(a) (g)		
719.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE HAIGHT STREET DISTRICT

Article 7 Code Section	Other Code Section	Zoning Controls
§ 719.40 § 719.41 § 719.42 § 719.43 § 719.44	§ 781.9	Boundaries: The entire Haight Street Neighborhood Commercial District. Controls: Retail establishments selling off-sale or on-sale alcoholic beverages are not permitted pursuant to Section 781.9.
§ 719.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD includes, but is not limited to, the Haight Street Neighborhood Commercial District. Controls: Fringe financial services are NP pursuant to Section 249.35.

Section 20. The San Francisco Planning Code is hereby amended by amending Section 720.1, to read as follows:

SEC. 720.1. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL DISTRICT.

1 The Hayes-Gough Neighborhood Commercial District is located within walking distance
 2 of the Civic Center, lying west of Franklin Street and east of Laguna Street, with its southern
 3 tip resting at Lily Street. This mixed-use commercial district contains a limited range of retail
 4 commercial activity, which primarily caters to the immediate needs of the neighborhood. The
 5 few comparison goods that it does provide attract clientele from a wider area outside its
 6 neighborhood, mostly the Performing Arts and Civic Center workers and visitors. There are a
 7 number of restaurants and art galleries, but other types of retail activity are limited.

8 The Hayes-Gough District controls are designed to allow for growth and expansion that
 9 is compatible with the existing building and use scales. Building standards protect the
 10 moderate building and use size and require rear yards at residential levels. To maintain the
 11 mixed-use character of the district, most commercial uses are permitted at the first and
 12 second stories and housing is strongly encouraged at the third story and above. In order to
 13 encourage lively pedestrian-oriented commercial activity, but restrict certain sensitive and
 14 problematic uses, eating and drinking, and entertainment uses are directed to the ground
 15 story. Retail sales activity, especially neighborhood-serving businesses, is further promoted
 16 by restricting new ground-story medical, business and professional offices. To protect
 17 continuous frontage, drive-up and most automobile uses are prohibited.

18 Housing development in new buildings is encouraged above the second story. Existing
 19 residential units are protected by limitations on demolitions and upper-story conversions.

20 **SEC. 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL DISTRICT**
 21 **ZONING CONTROL TABLE**

			Hayes-Gough
No.	Zoning Category	§ References	Controls

1 **BUILDING STANDARDS**

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720.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	50-X, 65-A See Zoning Map
720.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
720.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a) (e)
720.13	Street Frontage		Required § 145.1
720.14	Awning	§ 790.20	P § 136.1(a)
720.15	Canopy	§ 790.26	P § 136.1(b)
720.16	Marquee	§ 790.58	P § 136.1(c)
720.17	Street Trees		Required § 143

16 **COMMERCIAL AND INSTITUTIONAL**

17 **STANDARDS AND USES**

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720.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
720.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
720.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151,

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			161(g)
720.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor is less than 10,000 sq. ft. §§ 152, 161(b)
720.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
720.25	Drive-Up Facility	§ 790.30	
720.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
720.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m. C 2 a.m.– 6 a.m.
720.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
720.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f)2
720.32	Other Signs	§§ 262, 602– 604, 608, 609	P # § 607.1(c) (d) (g)

No. Zoning
Category §
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Hayes-Gough					
Controls by Story					
		§ 790.118	1st	2nd	3rd+
720.38	Residential Conversion	§ 790.84	P	C	
720.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
720.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
720.41	Bar	§ 790.22	P		
720.42	Full-Service Restaurant	§ 790.92	P		
720.43	Large Fast Food Restaurant	§ 790.90	C		
720.44	Small Self-Service Restaurant	§ 790.91	P		
720.45	Liquor Store	§ 790.55	C		
720.46	Movie Theater	§ 790.64	P		
720.47	Adult Entertainment	§ 790.36			
720.48	Other Entertainment	§ 790.38	C		
720.49	Financial Service	§ 790.110	P	C	
720.50	Limited Financial Service	§ 790.112	P		

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720.51	Medical Service	§ 790.114	C	P	C
720.52	Personal Service	§ 790.116	P	P	C
720.53	Business or Professional Service	§ 790.108	C	P	C
720.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
720.55	Tourist Hotel	§ 790.46	C	C	C
720.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
720.57	Automotive Gas Station	§ 790.14			
720.58	Automotive Service Station	§ 790.17			
720.59	Automotive Repair	§ 790.15			
720.60	Automotive Wash	§ 790.18			
720.61	Automobile Sale or Rental	§ 790.12			
720.62	Animal Hospital	§ 790.6	C		
720.63	Ambulance Service	§ 790.2			
720.64	Mortuary	§ 790.62			
720.65	Trade Shop	§ 790.124	P	C	
720.66	Storage	§ 790.117			

1	720.67	Video Store	§ 790.135	C	C	
2	720.68	Fringe Financial Service	§ 790.111	P#		
3						
4	720.69	Tobacco Paraphernalia	§ 790.123	C		
5		Establishments				
6						
7	<u>720.69A</u>	<u>Amusement Game Arcade</u>	§ 790.04			
8		<u>(Mechanical Amusement</u>				
9		<u>Devices)</u>				

Institutions and Non-Retail Sales and Services

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12	720.70	Administrative Service	§ 790.106			
13	720.80	Hospital or Medical	§ 790.44			
14		Center				
15	720.81	Other Institutions, Large	§ 790.50	P	C	C
16	720.82	Other Institutions, Small	§ 790.51	P	P	P
17	720.83	Public Use	§ 790.80	C	C	C
18	720.84	Medical Cannabis	§ 790.141	P		
19		Dispensary				
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RESIDENTIAL STANDARDS AND USES

21						
22	720.90	Residential Use	§ 790.88	P	P	P
23	720.91	Residential Density,	§§ 207, 207.1,	Generally, 1 unit per 400 sq.		
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1		Dwelling Units	790.88(a)	ft. lot area § 207.4		
2	720.92	Residential Density,	§§ 207.1,	Generally, 1 bedroom per		
3		Group Housing	790.88(b)	140 sq. ft. lot area § 208		
4	720.93	Usable Open Space [Per	§§ 135, 136	Generally, either 60 sq. ft. if		
5		Residential Unit]		private, or 80 sq. ft. if		
6				common § 135(d)		
7	720.94	Off-Street Parking,	§§ 150, 153–	Generally, 1 space for each		
8		Residential	157, 159– 160,	dwelling unit §§ 151, 161(a)		
9			204.5	(g)		
10	720.95	Community Residential	§ 790.10	C	C	C
11		Parking				

12

13 **SPECIFIC PROVISIONS FOR THE HAYES-GOUGH DISTRICT**

14

15 Article 7	Other Code	Zoning Controls
16 Code	Section	
17 Section		
18 720.68	§ 249.35	Fringe financial services are P subject to the restrictions set forth in
19		Section 249.35, including, but not limited to, the proximity
20		restrictions set forth in Subsection 249.35(c)(3).

21

22 Section 21. The San Francisco Planning Code is hereby amended by amending

23 Section 721.1, to read as follows:

24 **SEC. 721.1. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

25

1 The Upper Market Street Neighborhood Commercial District, on Market Street from
2 Church to Castro, and on side streets off Market, is situated at the border of the Eureka
3 Valley, Buena Vista, and Duboce Triangle neighborhoods. Upper Market Street is a multi-
4 purpose commercial district that provides limited convenience goods to adjacent
5 neighborhoods, but also serves as a shopping street for a broader trade area. A large number
6 of offices are located on Market Street within easy transit access to downtown. The width of
7 Market Street and its use as a major arterial diminish the perception of the Upper Market
8 Street District as a single commercial district. The street appears as a collection of dispersed
9 centers of commercial activity, concentrated at the intersections of Market Street with
10 secondary streets.

11 The Upper Market Street district controls are designed to promote moderate-scale
12 development which contributes to the definition of Market Street's design and character. They
13 are also intended to preserve the existing mix of commercial uses and maintain the livability of
14 the district and its surrounding residential areas. Large-lot and use development is reviewed
15 for consistency with existing development patterns. Rear yards are protected at residential
16 levels. To promote mixed-use buildings, most commercial uses are permitted with some
17 limitations above the second story. In order to maintain continuous retail frontage and
18 preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are
19 encouraged, and eating and drinking, entertainment, and financial service uses are limited.
20 Continuous frontage is promoted by prohibitions of most automobile and drive-up uses.

21 Housing development in new buildings is encouraged above the second story. Existing
22 upper-story residential units are protected by limitations on demolitions and upper-story
23 conversions.

**SEC. 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL
DISTRICT ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Controls
			Upper Market Street
BUILDING STANDARDS			
721.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	40-X, 50-X, 65-B, 80-B See Zoning Map
721.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1
721.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a) (e)
721.13	Street Frontage		Required § 145.1
721.14	Awning	§ 790.20	P § 136.1(a)
721.15	Canopy	§ 790.26	P § 136.1(b)
721.16	Marquee	§ 790.58	P § 136.1(c)
721.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
721.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)

1	721.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
2				
3	721.22	Off-Street Parking,	§§ 150, 153– 157,	Generally, none required if
4		Commercial/Institutional	159– 160, 204.5	occupied floor area is less
5				than 5,000 sq. ft. §§ 151,
6				161(g)
7	721.23	Off-Street Freight Loading	§§ 150, 153– 155,	Generally, none required if
8			204.5	gross floor area is less than
9				10,000 sq. ft. §§ 152, 161(b)
10	721.24	Outdoor Activity Area	§ 790.70	P if located in front; C if
11				located elsewhere § 145.2(a)
12	721.25	Drive-Up Facility	§ 790.30	
13	721.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not
14				recessed § 145.2(b)
15	721.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m. C 2 a.m.– 6
16				a.m.
17	721.30	General Advertising Sign	§§ 262, 602– 604,	
18			608, 609	
19	721.31	Business Sign	§§ 262, 602– 604,	P # § 607.1(f)2
20			608, 609	
21	721.32	Other Signs	§§ 262, 602– 604,	P # § 607.1(c) (d) (g)
22			608, 609	
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No. Zoning
Category §
References

Upper Market Street

Controls by Story

		§ 790.118	1st	2nd	3rd+
721.38	Residential Conversion	§ 790.84	P	C	
721.39	Residential Demolition	§ 790.86	P	C	C

Retail Sales and Services

721.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
721.41	Bar	§ 790.22	C		
721.42	Full-Service Restaurant	§ 790.92	C		
721.43	Large Fast Food Restaurant	§ 790.90			
721.44	Small Self-Service Restaurant	§ 790.91	C		
721.45	Liquor Store	§ 790.55	C		
721.46	Movie Theater	§ 790.64	P		

1	721.47	Adult Entertainment	§ 790.36			
2	721.48	Other Entertainment	§ 790.38	C#		
3	721.49	Financial Service	§ 790.110	C	C	
4	721.50	Limited Financial	§ 790.112	P		
5		Service				
6						
7	721.51	Medical Service	§ 790.114	P	P	C
8	721.52	Personal Service	§ 790.116	P	P	C
9	721.53	Business or	§ 790.108	P	P	C
10		Professional Service				
11	721.54	Massage Establishment	§ 790.60, §	C	C	
12			1900 Health			
13			Code			
14						
15	721.55	Tourist Hotel	§ 790.46	C	C	C
16	721.56	Automobile Parking	§§ 790.8, 156,	C	C	C
17			160			
18	721.57	Automotive Gas Station	§ 790.14			
19	721.58	Automotive Service	§ 790.17			
20		Station				
21	721.59	Automotive Repair	§ 790.15	C		
22	721.60	Automotive Wash	§ 790.18			
23	721.61	Automobile Sale or	§ 790.12			
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	Rental				
721.62	Animal Hospital	\$ 790.6	C		
721.63	Ambulance Service	\$ 790.2			
721.64	Mortuary	\$ 790.62			
721.65	Trade Shop	\$ 790.124	P	C	
721.66	Storage	\$ 790.117			
721.67	Video Store	\$ 790.135	C	C	
721.68	Fringe Financial Service	\$ 790.111			
721.69	Tobacco Paraphernalia Establishments	\$ 790.23	C		
<u>721.69A</u>	<u>Amusement Game Arcade</u> <u>(Mechanical Amusement</u> <u>Devices)</u>	\$ 790.04			
Institutions and Non-Retail Sales and Services					
721.70	Administrative Service	\$ 790.106			
721.80	Hospital or Medical Center	\$ 790.44			
721.81	Other Institutions, Large	\$ 790.50	P	C	C
721.82	Other Institutions, Small	\$ 790.51	P	P	P
721.83	Public Use	\$ 790.80	C	C	C

1	721.84	Medical Cannabis	§ 790.141	P		
2		Dispensary				

RESIDENTIAL STANDARDS AND USES

4	721.90	Residential Use	§ 790.88	P	P	P
5	721.91	Residential Density,	§§ 207, 207.1,	Generally, 1 unit per 400 sq. ft.		
6		Dwelling Units	790.88(a)	lot area § 207.4		
7	721.92	Residential Density,	§§ 207.1,	Generally, 1 bedroom per 140		
8		Group Housing	790.88(b)	sq. ft. lot area § 208		
9	721.93	Usable Open Space	§§ 135, 136	Generally, either 60 sq. ft. if		
10		[Per Residential Unit]		private, or 80 sq. ft. if common		
11				135(d)		
12	721.94	Off-Street Parking,	§§ 150, 153–	Generally, 1 space for		
13		Residential	157, 159– 160,	each dwelling unit §§		
14			204.5	151, 161(a) (g)		
15	721.95	Community Residential	§ 790.10	C	C	C
16		Parking				

**SPECIFIC PROVISIONS FOR UPPER MARKET STREET NEIGHBORHOOD
COMMERCIAL DISTRICT**

21	Article 7	Other	Zoning Controls
22	Code	Code	
23	Section	Section	
24			

<p>1 § 721.31</p> <p>2 § 721.32</p> <p>3</p> <p>4</p>	<p>§ 608.10</p>	<p>UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portions of the Upper Market Street NCD as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs</p>
<p>5 § 721.48</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p>		<p>Boundaries: Applicable for the Upper Market Street NCD. Controls: Existing bars in the Upper Market Street Neighborhood Commercial District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance.</p>

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19 Section 22. The San Francisco Planning Code is hereby amended by amending
 20 Section 722.1, to read as follows:

21 **SEC. 722.1. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.**

22 The North Beach Neighborhood Commercial District is a nonlinear district centered on
 23 Columbus Avenue, located in the valley between Telegraph Hill and Nob Hill north of
 24 Broadway. North Beach functions as a neighborhood-serving marketplace, citywide specialty
 25 shopping, and dining district, and a tourist attraction, as well as an apartment and residential

1 hotel zone. Traditionally, the district has provided most convenience goods and services for
2 residents of North Beach and portions of Telegraph and Russian Hills. North Beach's eating,
3 drinking, and entertainment establishments remain open into the evening to serve a much
4 wider trade area and attract many tourists. The balance between neighborhood-serving
5 convenience stores and Citywide specialty businesses has shifted gradually, as some
6 convenience stores have been replaced by bakeries, ice cream parlors, and restaurants. The
7 proliferation of financial services has also upset the district's balance of uses. The relocation
8 of business and professional offices from downtown to North Beach threatens the loss of
9 upper-story residential units.

10 The North Beach District controls are designed to ensure the livability and
11 attractiveness of North Beach. Building standards limit new development to a small to
12 moderate scale. New buildings which exceed 40 feet in the 65-foot height district will be
13 carefully reviewed, and rear yards are protected above the ground story and at residential
14 levels. Most new commercial development is permitted at the first two stories. Small-scale,
15 neighborhood-serving businesses are strongly encouraged. Special controls limit additional
16 ground-story eating and drinking, entertainment, and business and professional office uses.
17 Financial services are prohibited from locating in the portion of the district south of Union
18 Street, while new financial services locating in the portion of the district north of Union Street
19 are limited. Restrictions on automobile and drive-up uses are intended to promote continuous
20 retail frontage and maintain residential livability.

21 In keeping with the district's existing mixed-use character, housing development in new
22 buildings is encouraged above the second story. Existing residential units are protected by
23 prohibitions of upper-story conversions and limitations on demolitions.

**SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

			North Beach
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
722.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	P up to 40 ft. C 41 to 65 ft. § 253.1
722.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
722.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
722.13	Street Frontage		Required § 145.1
722.14	Awning	§ 790.20	P § 136.1(a)
722.15	Canopy	§ 790.26	P § 136.1(b)
722.16	Marquee	§ 790.58	P § 136.1(c)
722.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
722.20	Floor Area Ratio	§§ 102.9, 102.11,	1.8 to 1 § 124(a) (b)

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722.21	Use Size [Nonresidential]	§ 790.130	P up to 1,999 sq. ft.; C 2,000 sq. ft. to 3,999 sq. ft. NP 4,000 sq. ft. and above § 121.2
722.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
722.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
722.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
722.25	Drive-Up Facility	§ 790.30	
722.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
722.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m. C 2 a.m.– 6 a.m.
722.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
722.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f)2

1	722.32	Other Signs	§§ 262, 602– 604,	P § 607.1(c) (d) (g)		
2			608, 609			

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5 No. Zoning
6 Category §
7 References

8 North Beach

9 Controls by Story

10			§ 790.118	1st	2nd	3rd+
11	722.38	Residential Conversion	§ 790.84	P		
12	722.39	Residential Demolition	§ 790.86	P	C	C

13 **Retail Sales and Services**

14	722.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P #	P #	
15	722.41	Bar	§ 790.22	C		
16	722.42	Full-Service Restaurant	§ 790.92	C	C #	
17	722.43	Large Fast Food Restaurant	§ 790.90			
18	722.44	Small Self-Service	§ 790.91	C .		

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	Restaurant				
722.45	Liquor Store	§ 790.55	C		
722.46	Movie Theater	§ 790.64	P		
722.47	Adult Entertainment	§ 790.36			
722.48	Other Entertainment	§ 790.38	C		
722.49	Financial Service	§ 790.110	C/NP #		
722.50	Limited Financial Service	§ 790.112	C		
722.51	Medical Service	§ 790.114	P	P	
722.52	Personal Service	§ 790.116	P	P	
722.53	Business or Professional Service	§ 790.108	C	P	
722.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
722.55	Tourist Hotel	§ 790.46	C	C	C
722.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
722.57	Automotive Gas Station	§ 790.14			
722.58	Automotive Service Station	§ 790.17			
722.59	Automotive Repair	§ 790.15	C		
722.60	Automotive Wash	§ 790.18			

1	722.61	Automobile Sale or	§ 790.12			
2		Rental				
3	722.62	Animal Hospital	§ 790.6	C		
4	722.63	Ambulance Service	§ 790.2			
5	722.64	Mortuary	§ 790.62			
6	722.65	Trade Shop	§ 790.124	P#	C #	
7	722.66	Storage	§ 790.117			
8	722.67	Video Store	§ 790.135	C	C	
9	722.68	Fringe Financial Service	§ 790.111			
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12	722.69	Tobacco Paraphernalia	§ 790.123	C		
13		Establishments				
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15	<u>722.69A</u>	<u>Amusement Game Arcade</u>	<u>§ 790.04</u>			
16		<u>(Mechanical Amusement</u>				
17		<u>Devices)</u>				
18	Institutions and Non-Retail Sales and					
19	Services					
20	722.70	Administrative Service	§ 790.106			
21	722.80	Hospital or Medical	§ 790.44			
22		Center				
23	722.81	Other Institutions, Large	§ 790.50	P	C	C
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1	722.82	Other Institutions, Small	§ 790.51	P	P	P
2	722.83	Public Use	§ 790.80	C	C	C
3	722.84	Medical Cannabis	§ 790.141	P		
4		Dispensary				

RESIDENTIAL STANDARDS AND USES

6						
7	722.90	Residential Use	§ 790.88	P	P	P
8	722.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
10	722.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
12	722.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft if private, or 80 sq. ft. if common § 135(d)		
16	722.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
19	722.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE NORTH BEACH NEIGHBORHOOD
COMMERCIAL DISTRICT**

24	Article 7	Other Code	Zoning Controls
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Code Section	Section	
§ 722.10	§ 253.1	65-A-1 HEIGHT AND BULK DISTRICT Boundaries: Applicable for all of the North Beach NCD as mapped on Sectional Map 1H Controls: Building height and bulk limits are P up to 40 feet; C between 41 feet and 65 feet
§ 722.40	§ 790.102(n)	NORTH BEACH SPECIALTY RETAIL USES Boundaries: North Beach NCD Controls: Retail coffee stores defined pursuant to Code § 790.102(n) are not permitted without conditional use authorization except to the extent qualifying as specialty grocery permitted pursuant to § 790.102(b)
§ 722.42	§ 790.92	NORTH BEACH FULL-SERVICE RESTAURANTS Boundaries: Applicable to the North Beach NCD Controls: A full-service restaurant may be permitted as a conditional use on the second story if, in addition to the criteria set forth in Section 303, the Commission finds that:
		(1) The full-service restaurant is situated within the North Beach NCD and is within 100 feet of Columbus Avenue; and
		(2) The full-service restaurant will be located in an existing building that is currently permitted for occupancy solely by commercial uses; and
		(3) The full-service restaurant does not require the demolition, conversion or relocation of any lawfully permitted dwelling units or

1		guest rooms; and
2		(4) The full-service restaurant is operated in combination with a
3		lawfully existing nonconforming second-floor movie theater as
4		defined in Section 790.64 of this Code or a lawfully existing
5		nonconforming second floor "other entertainment" use as defined by
6		Section 790.38 of this Code.
7	§ 722.49	§ 781.6
8		NORTH BEACH FINANCIAL SERVICE SUBDISTRICT Boundaries:
9		Applicable only for portions of the North Beach NCD south of Union
10		Street as mapped on Sectional Map 1 SUa Controls: Financial
11		services are NP at all stories
12	§ 722.65	§ 236
13		GARMENT SHOP SPECIAL USE DISTRICT Boundaries: Applicable
14		only for the portion of North Beach NCD as mapped on Sectional
15		Map 1 SUa Controls: Garment shops are P at the 1st and 2nd stories

15
16 Section 23. The San Francisco Planning Code is hereby amended by amending
17 Section 723.1, to read as follows:

18 SEC. 723.1. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

19 Sitting in the gulch between Nob and Russian Hills and Pacific Heights, the Polk Street
20 Neighborhood Commercial District extends for a mile as a north-south linear strip, and
21 includes a portion of Larkin Street between Post and California Streets. Polk Street's dense
22 mixed-use character consists of buildings with residential units above ground-story
23 commercial use. The district has an active and continuous commercial frontage along Polk
24 Street for almost all of its length. Larkin Street and side streets in the district have a greater
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1 proportion of residences than Polk Street itself. The district provides convenience goods and
 2 services to the residential communities in the Polk Gulch neighborhood and to the residents
 3 on the west slopes of Nob and Russian Hills. It has many apparel and specialty stores, as well
 4 as some automobile uses, which serve a broader trade area. Commercial uses also include
 5 offices, as well as movie theaters, restaurants, and bars which keep the district active into the
 6 evening.

7 The Polk Street District controls are designed to encourage and promote development
 8 which is compatible with the surrounding neighborhood. The building standards monitor large-
 9 scale development and protect rear yards at residential levels. Consistent with Polk Street's
 10 existing mixed-use character, new buildings may contain most commercial uses at the first
 11 two stories. The controls encourage neighborhood-serving businesses, but limit new eating,
 12 drinking, other entertainment, and financial service uses, which can produce parking
 13 congestion, noise and other nuisances or displace other types of local-serving convenience
 14 goods and services. They also prohibit new adult entertainment uses. Restrictions on drive-up
 15 and most automobile uses protect the district's continuous retail frontage and prevent further
 16 traffic congestion.

17 Housing developed in new buildings is encouraged above the second story, especially
 18 in the less intensely developed portions of the district along Larkin Street. Existing housing
 19 units are protected by limitations on demolitions and upper-story conversions.

20 **SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 21 **ZONING CONTROL TABLE**

			Polk Street
No.	Zoning Category	§ References	Controls

1 **BUILDING STANDARDS**

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723.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	65-A, 80-A, 130-E See Zoning Map
723.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1
723.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a) (e)
723.13	Street Frontage		Required § 145.1
723.14	Awning	§ 790.20	P § 136.1(a)
723.15	Canopy	§ 790.26	P § 136.1(b)
723.16	Marquee	§ 790.58	P § 136.1(c)
723.17	Street Trees		Required § 143

16 **COMMERCIAL AND INSTITUTIONAL**

17 **STANDARDS AND USES**

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723.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
723.21	Use Size [Non-Residential]	§ 790.130	P up to 1,999 sq. ft.; C 2,000 sq. ft. & above § 121.2
723.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151,

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			161(g)
723.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
723.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
723.25	Drive-Up Facility	§ 790.30	
723.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
723.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m. C 2 a.m.– 6 a.m.
723.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
723.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f)2
723.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)

No. Zoning
Category §
References

1	Polk Street					
2	Controls by Story					
3			§ 790.118	1st	2nd	3rd+
4	723.38	Residential Conversion	§ 790.84	P	C	
5	723.39	Residential Demolition	§ 790.86	P	C	C
6	Retail Sales and Services					
7	723.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
8	723.41	Bar	§ 790.22	C		
9	723.42	Full-Service Restaurant	§ 790.92	C		
10	723.43	Large Fast Food Restaurant	§ 790.90			
11	723.44	Small Self-Service Restaurant	§ 790.91	C		
12	723.45	Liquor Store	§ 790.55	C		
13	723.46	Movie Theater	§ 790.64	P		
14	723.47	Adult Entertainment	§ 790.36			
15	723.48	Other Entertainment	§ 790.38	C		
16	723.49	Financial Service	§ 790.110	C	C	
17	723.50	Limited Financial Service	§ 790.112	P		

1	723.51	Medical Service	§ 790.114	P	P	
2	723.52	Personal Service	§ 790.116	P	P	
3	723.53	Business or Professional	§ 790.108	P	P	
4		Service				
5	723.54	Massage Establishment	§ 790.60, § 1900	C		
6			Health Code			
7	723.55	Tourist Hotel	§ 790.46	C	C	C
8	723.56	Automobile Parking	§§ 790.8, 156,	C	C	C
9			160			
10	723.57	Automotive Gas Station	§ 790.14			
11	723.58	Automotive Service	§ 790.17			
12		Station				
13	723.59	Automotive Repair	§ 790.15	C		
14	723.60	Automotive Wash	§ 790.18			
15	723.61	Automobile Sale or	§ 790.12			
16		Rental				
17	723.62	Animal Hospital	§ 790.6	C		
18	723.63	Ambulance Service	§ 790.2			
19	723.64	Mortuary	§ 790.62			
20	723.65	Trade Shop	§ 790.124	P	C	
21	723.66	Storage	§ 790.117			

1	723.67	Video Store	§ 790.135	C	C	
2	723.68	Fringe Financial Service	§ 790.111	#	#	#
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4	723.69	Tobacco Paraphernalia	§ 790.123	C		
5		Establishments				
6	<u>723.69A</u>	<u>Amusement Game Arcade</u>	<u>§ 790.04</u>			
7		<u>(Mechanical Amusement</u>				
8		<u>Devices)</u>				
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Institutions and Non-Retail Sales and Services

10	723.70	Administrative Service	§ 790.106			
11						
12	723.80	Hospital or Medical	§ 790.44			
13		Center				
14						
15	723.81	Other Institutions, Large	§ 790.50	P	C	C
16	723.82	Other Institutions, Small	§ 790.51	P	P	P
17						
18	723.83	Public Use	§ 790.80	C	C	C
19	723.84	Medical Cannabis	§ 790.141	P		
20		Dispensary				

RESIDENTIAL STANDARDS AND USES

21	723.90	Residential Use	§ 790.88	P	P	P
22						
23	723.91	Residential Density,	§§ 207, 207.1,	Generally, 1 unit per 400 sq.		
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	Dwelling Units	790.88(a)	ft. lot area § 207.4		
723.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
723.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)		
723.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
723.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE POLK STREET DISTRICT

Article 7 Code Section	Other Code Section	Zoning Controls
723.68	§249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the North of Market Residential Special Use District; and includes some properties within the Polk Street Neighborhood Commercial District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile

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		buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
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Section 24. The San Francisco Planning Code is hereby amended by amending Section 724.1, to read as follows:

SEC. 724.1. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Located in the Presidio Heights neighborhood in north-central San Francisco, the Sacramento Street Neighborhood Commercial District functions as a small-scale linear shopping area. It extends along Sacramento Street between Lyon and Spruce. Interspersed among residential buildings and garages, the district's daytime-oriented retail stores provide a limited array of convenience goods to the immediate neighborhood. Sacramento Street also has many elegant clothing, accessory, and antique stores and services, such as hair salons, which attract customers from a wider trade area. Its numerous medical and business offices draw clients from throughout the City. Evening activity in the district is limited to one movie theater, a few restaurants, and some stores near Presidio Avenue.

The Sacramento Street District controls are designed to promote adequate growth opportunities for development that is compatible with the surrounding low-density residential neighborhood. The building standards monitor large-scale development and protect rear yards at the grade level and above. Most new commercial development is permitted at the first story; general retail uses are permitted at the second story only if such use would not involve conversion of any existing housing units. Special controls are designed to protect existing neighborhood-serving ground-story retail uses. New medical service offices are prohibited at all stories. Personal and business services are restricted at the ground story and prohibited on upper stories. Limits on new ground-story eating and drinking uses, as well as new

entertainment and financial service uses, are intended to minimize the environmental impacts generated by the growth of such uses. The daytime orientation of the district is encouraged by prohibiting bars and restricting late-night commercial activity. New hotels and parking facilities are limited in scale and operation to minimize disruption to the neighborhood. Most new automobile and drive-up uses are prohibited to promote continuous retail frontage.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and prohibitions of upper-story conversions.

**SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL
DISTRICT ZONING CONTROL TABLE**

			Sacramento Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
724.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	40-X
724.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
724.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
724.13	Street Frontage		Required § 145.1

1	724.14	Awning	§ 790.20	P § 136.1(a)
2	724.15	Canopy	§ 790.26	P § 136.1(b)
3	724.16	Marquee	§ 790.58	P § 136.1(c)
4	724.17	Street Trees		Required § 143
5	COMMERCIAL AND INSTITUTIONAL			
6	STANDARDS AND USES			
7	724.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
8	724.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
9	724.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
10	724.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
11	724.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
12	724.25	Drive-Up Facility	§ 790.30	
13	724.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
14	724.27	Hours of Operation	§ 790.48	P 6 a.m.– 12 a.m.; C 12 a.m.–

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			6 a.m.
724.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
724.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f) 2
724.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)

No. Zoning
Category §
References

Sacramento Street

Controls by Story

		§ 790.118	1st	2nd	3rd+
724.38	Residential Conversion	§ 790.84	P		
724.39	Residential Demolition	§ 790.86	P	C	C

Retail Sales and Services

724.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C	
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1	724.41	Bar	§ 790.22			
2	724.42	Full-Service Restaurant	§ 790.92	C		
3	724.43	Large Fast Food	§ 790.90			
4		Restaurant				
5	724.44	Small Self-Service	§ 790.91	C		
6		Restaurant				
7						
8	724.45	Liquor Store	§ 790.55	P		
9	724.46	Movie Theater	§ 790.64	P		
10	724.47	Adult Entertainment	§ 790.36			
11	724.48	Other Entertainment	§ 790.38	C		
12	724.49	Financial Service	§ 790.110	C		
13						
14	724.50	Limited Financial Service	§ 790.112	C		
15	724.51	Medical Service	§ 790.114			
16	724.52	Personal Service	§ 790.116	C		
17	724.53	Business or Professional	§ 790.108	C		
18		Service				
19	724.54	Massage Establishment	§ 790.60, § 1900			
20			Health Code			
21						
22	724.55	Tourist Hotel	§ 790.46	C	C	
23	724.56	Automobile Parking	§§ 790.8, 156,	C	C	C
24			160			
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724.57	Automotive Gas Station	§ 790.14			
724.58	Automotive Service Station	§ 790.17			
724.59	Automotive Repair	§ 790.15			
724.60	Automotive Wash	§ 790.18			
724.61	Automobile Sale or Rental	§ 790.12			
724.62	Animal Hospital	§ 790.6	C		
724.63	Ambulance Service	§ 790.2			
724.64	Mortuary	§ 790.62			
724.65	Trade Shop	§ 790.124	P	C	
724.66	Storage	§ 790.117			
724.67	Video Store	§ 790.135	C	C	
724.68	Fringe Financial Service	§ 790.111			
724.69	Tobacco Paraphernalia Establishments	§ 790.123			
<u>724.69A</u>	<u>Amusement Game Arcade</u> <u>(Mechanical Amusement Devices)</u>	<u>§ 790.04</u>			

Institutions and Non-Retail Sales and

1 **Services**

2	724.70	Administrative Service	§ 790.106			
3	724.80	Hospital or Medical	§ 790.44			
4		Center				
5	724.81	Other Institutions, Large	§ 790.50	P	C	C
6	724.82	Other Institutions, Small	§ 790.51	P	P	P
7	724.83	Public Use	§ 790.80	C	C	C
8	724.84	Medical Cannabis	§ 790.141	P		
9		Dispensary				

11 **RESIDENTIAL STANDARDS AND USES**

12	724.90	Residential Use	§ 790.88	P	P	P
13	724.91	Residential Density,	§§ 207, 207.1,	Generally, 1 unit per 800 sq.		
14		Dwelling Units	790.88(a)	ft. lot area § 207.4		
15	724.92	Residential Density,	§§ 207.1,	Generally, 1 bedroom per 275		
16		Group Housing	790.88(b)	sq. ft. lot area § 208		
17	724.93	Usable Open Space [Per	§§ 135, 136	Generally, either 100 sq. ft if		
18		Residential Unit]		private, or 133 sq. ft. if		
19				common § 135(d)		
20	724.94	Off-Street Parking,	§§ 150, 153–	Generally, 1 space for each		
21		Residential	157, 159– 160,	dwelling unit §§ 151, 161(a)		
22			204.5	(g)		

1	724.95	Community Residential	§ 790.10	C	C	C
2		Parking				

5	Article 7	Other	Zoning Controls
6	Code	Code	
7	Section	Section	
8	724.38	790.84	Boundaries: Sacramento Street Neighborhood Commercial District
9			Controls: A residential use may be converted to an Other Institution,
10			Large, Educational Service use as defined by Section 790.50 as a
11			conditional use, if, in addition to the criteria set forth in Section 303, the
12			Planning Commission finds that:
13			1) The residential use is comprised of a single dwelling unit in a building
14			that is otherwise used for non-residential uses; and
15			2) No legally residing residential tenant will be displaced.
16			

17 Section 25. The San Francisco Planning Code is hereby amended by amending
18 Section 725.1, to read as follows:

19 SEC. 725.1. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

20 The Union Street Commercial District is located in northern San Francisco between the
21 Marina and Pacific Heights neighborhoods. The district lies along Union Street between Van
22 Ness Avenue and Steiner, including an arm extending north on Fillmore Street to Lombard.
23 The shopping area provides limited convenience goods for the residents of sections of the
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1 Cow Hollow, Golden Gate Valley, and Pacific Heights neighborhoods immediately
2 surrounding the street. Important aspects of Union Street's business activity are eating and
3 drinking establishments and specialty shops whose clientele comes from a wide trade area.
4 There are also a significant number of professional, realty, and business offices. Many
5 restaurants and bars as well as the district's two movie theaters are open into the evening
6 hours, and on weekends the street's clothing, antique stores and galleries do a vigorous
7 business.

8 The Union Street District controls are designed to provide sufficient growth
9 opportunities for commercial development that is in keeping with the existing scale and
10 character, promote continuous retail frontage, and protect adjacent residential livability. Small-
11 scale buildings and neighborhood-serving uses are promoted, and rear yards above the
12 ground story and at all residential levels are protected. Most commercial development is
13 permitted at the first two stories of new buildings, while retail service uses are monitored at
14 the third story and above. Controls are necessary to preserve the remaining convenience
15 businesses and to reduce the cumulative impacts which the growth of certain uses have on
16 neighborhood residents. Such controls prohibit additional eating and drinking establishments
17 and limit entertainment and financial service uses. Most automobile and drive-up uses are
18 prohibited in order to maintain continuous retail frontage and minimize further traffic
19 congestion.
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21 Housing development in new buildings is encouraged above the second story. Existing
22 residential units are protected by limitations on demolitions and upper-story conversions.

23 **SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
24 **ZONING CONTROL TABLE**

Union Street

No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
725.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	40-X
725.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
725.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
725.13	Street Frontage		Required § 145.1
725.14	Awning	§ 790.20	P § 136.1(a)
725.15	Canopy	§ 790.26	P § 136.1(b)
725.16	Marquee	§ 790.58	P § 136.1(c)
725.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
725.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
725.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500

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			sq. ft. & above § 121.2
725.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
725.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
725.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
725.25	Drive-Up Facility	§ 790.30	
725.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
725.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m. C 2 a.m.– 6 a.m.
725.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
725.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f) 2
725.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)

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No. Zoning
Category §
References

Union Street

Controls by Story

		§ 790.118	1st	2nd	3rd+
725.38	Residential Conversion	§ 790.84	P	C	C
725.39	Residential Demolition	§ 790.86	P	C	C

Retail Sales and Services

725.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
725.41	Bar	§ 790.22			
725.42	Full-Service Restaurant	§ 790.92			
725.43	Large Fast Food Restaurant	§ 790.90			
725.44	Small Self-Service Restaurant	§ 790.91			
725.45	Liquor Store	§ 790.55	C		
725.46	Movie Theater	§ 790.64	P		
725.47	Adult Entertainment	§ 790.36			

1	725.48	Other Entertainment	§ 790.38	C		
2	725.49	Financial Service	§ 790.110	C	C	
3	725.50	Limited Financial Service	§ 790.112	P		
4	725.51	Medical Service	§ 790.114	P	P	C
5	725.52	Personal Service	§ 790.116	P	P	C
6	725.53	Business or Professional Service	§ 790.108	P	P	C
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9	725.54	Massage Establishment	§ 790.60, § 1900			
10			Health Code			
11	725.55	Tourist Hotel	§ 790.46	C	C	C
12	725.56	Automobile Parking	§§ 790.8, 156,	C	C	C
13			160			
14	725.57	Automotive Gas Station	§ 790.14			
15	725.58	Automotive Service Station	§ 790.17			
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18	725.59	Automotive Repair	§ 790.15			
19	725.60	Automotive Wash	§ 790.18			
20	725.61	Automobile Sale or Rental	§ 790.12			
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23	725.62	Animal Hospital	§ 790.6	C		
24	725.63	Ambulance Service	§ 790.2			
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1	725.64	Mortuary	§ 790.62			
2	725.65	Trade Shop	§ 790.124	P	C	
3	725.66	Storage	§ 790.117			
4	725.67	Video Store	§ 790.135	C	C	
5	725.68	Fringe Financial Service	§ 790.111			
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8	725.69	Tobacco Paraphernalia	§790.123	C		
9		Establishments				
10	<u>725.69A</u>	<u>Amusement Game Arcade</u>	<u>§ 790.04</u>			
11		<u>(Mechanical Amusement</u>				
12		<u>Devices)</u>				
13	Institutions and Non-Retail Sales and					
14	Services					
15	725.70	Administrative Service	§ 790.106			
16	725.80	Hospital or Medical	§ 790.44			
17		Center				
18						
19	725.81	Other Institutions, Large	§ 790.50	P	C	C
20	725.82	Other Institutions, Small	§ 790.51	P	P	P
21	725.83	Public Use	§ 790.80	C	C	C
22	725.84	Medical Cannabis	§ 790.141	P		
23		Dispensary				
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1 **RESIDENTIAL STANDARDS AND USES**

2	725.90	Residential Use	§ 790.88	P	P	P
3	725.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
4	725.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
5	725.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)		
6	725.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
7	725.95	Community Residential Parking	§ 790.10	C	C	C

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17 Section 26. The San Francisco Planning Code is hereby amended by amending
18 Section 726.1, to read as follows:

19 **SEC. 726.1. VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

20
21 The Valencia Street Commercial District is located near the center of San Francisco in
22 the Mission District. It lies along Valencia Street between 14th and Army Street, and includes
23 a portion of 16th Street extending west towards Dolores Street. The commercial area provides
24 a limited selection of convenience goods for the residents of sections of the Mission and
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1 Dolores Heights. Valencia Street also serves a wider trade area with its retail and wholesale
2 home furnishings and appliance outlets. The commercial district also has several automobile-
3 related businesses and large light manufacturing operations. Eating and drinking
4 establishments contribute to the street's mixed-use character and activity in the evening
5 hours. A number of upper-story professional and business offices are located in the district,
6 some in converted residential units.

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8 The Valencia Street District has a pattern of large lots and businesses, as well as a
9 sizable number of upper-story residential units. Controls are designed to permit moderate-
10 scale buildings and uses, protecting rear yards above the ground story and at residential
11 levels. New neighborhood-serving commercial development is encouraged mainly at the
12 ground story. While offices and general retail sales uses may locate at the second story of
13 new buildings under certain circumstances, most commercial uses are prohibited above the
14 second story. In order to protect the balance and variety of retail uses and the livability of
15 adjacent uses and areas, most eating and drinking and entertainment uses at the ground
16 story are limited. Continuous retail frontage is promoted by prohibiting drive-up facilities, some
17 automobile uses, and new nonretail commercial uses.

18 Housing development in new buildings is encouraged above the ground story. Existing
19 residential units are protected by prohibitions on upper-story conversions and limitations on
20 demolitions.

21 **SEC. 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
22 **ZONING CONTROL TABLE**

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Valencia Street

No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
726.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	40-X, 50-X See Zoning Map
726.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1
726.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
726.13	Street Frontage		Required § 145.1
726.14	Awning	§ 790.20	P § 136.1(a)
726.15	Canopy	§ 790.26	P § 136.1(b)
726.16	Marquee	§ 790.58	P § 136.1(c)
726.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
726.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
726.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2

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726.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
726.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
726.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
726.25	Drive-Up Facility	§ 790.30	
726.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
726.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m. C 2 a.m.– 6 a.m.
726.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
726.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f) 2
726.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)

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No. Zoning					
Category §					
References					
Valencia Street					
Controls by Story					
		§ 790.118	1st	2nd	3rd+
726.38	Residential Conversion	§ 790.84	P		
726.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
726.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C	
726.41	Bar	§ 790.22	C		
726.42	Full-Service Restaurant	§ 790.92	P		
726.43	Large Fast Food Restaurant	§ 790.90	C		
726.44	Small Self-Service Restaurant	§ 790.91	P		
726.45	Liquor Store	§ 790.55			
726.46	Movie Theater	§ 790.64	P		
726.47	Adult Entertainment	§ 790.36			

1	726.48	Other Entertainment	\$ 790.38	C		
2	726.49	Financial Service	\$ 790.110	P		
3	726.50	Limited Financial Service	\$ 790.112	P		
4	726.51	Medical Service	\$ 790.114	P	C	
5	726.52	Personal Service	\$ 790.116	P	C	
6	726.53	Business or Professional Service	\$ 790.108	P	C	
7						
8	726.54	Massage Establishment	\$ 790.60, \$ 1900	C		
9			Health Code			
10	726.55	Tourist Hotel	\$ 790.46	C	C	
11	726.56	Automobile Parking	\$\$ 790.8, 156,	C	C	C
12			160			
13	726.57	Automotive Gas Station	\$ 790.14			
14	726.58	Automotive Service Station	\$ 790.17			
15	726.59	Automotive Repair	\$ 790.15	C		
16	726.60	Automotive Wash	\$ 790.18			
17	726.61	Automobile Sale or Rental	\$ 790.12			
18	726.62	Animal Hospital	\$ 790.6	C		
19	726.63	Ambulance Service	\$ 790.2			
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1	726.64	Mortuary	\$ 790.62	C	C	
2	726.65	Trade Shop	\$ 790.124	P	C	
3	726.66	Storage	\$ 790.117			
4	726.67	Video Store	\$ 790.135	C	C	
5	726.68	Fringe Financial Service	\$ 790.111	#	#	#
6						
7						
8	726.69	Tobacco Paraphernalia	\$ 790.123	C		
9		Establishments				
10	<u>726.69A</u>	<u>Amusement Game Arcade</u>	<u>\$ 790.04</u>			
11		<u>(Mechanical Amusement</u>				
12		<u>Devices)</u>				
13						
14		Institutions and Non-Retail Sales and				
15		Services				
16	726.70	Administrative Service	\$ 790.106			
17	726.80	Hospital or Medical	\$ 790.44			
18		Center				
19	726.81	Other Institutions, Large	\$ 790.50	P	C	C
20	726.82	Other Institutions, Small	\$ 790.51	P	P	P
21	726.83	Public Use	\$ 790.80	C	C	C
22	726.84	Medical Cannabis	\$ 790.141	P		
23		Dispensary				
24						
25						

1 **RESIDENTIAL STANDARDS AND USES**

2	726.90	Residential Use	§ 790.88	P	P	P
3	726.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
4	726.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
5	726.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)		
6	726.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
7	726.95	Community Residential Parking	§ 790.10	C	C	C

16 **SPECIFIC PROVISIONS FOR THE VALENCIA STREET DISTRICT**

18	Article 7	Other	Zoning Controls
19	Code	Code	
20	Section	Section	
21	§ 726.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Valencia Street Neighborhood Commercial
22			
23			
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1 District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe
2 financial services are NP pursuant to Section 249.35. Outside the
3 FFSRUD and its 1/4 mile buffer, fringe financial services are P subject
4 to the restrictions set forth in Subsection 249.35(c)(3).

5
6 Section 27. The San Francisco Planning Code is hereby amended by amending
7 Section 727.1, to read as follows:

8 SEC. 727.1. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL DISTRICT.

9
10 The 24th Street – Mission Neighborhood Commercial District is situated in the Inner
11 Mission District on 24th Street between Bartlett Street and San Bruno Avenue. This mixed-
12 use district provides convenience goods to its immediate neighborhood as well as comparison
13 shopping goods and services to a wider trade area. The street has a great number of Latin
14 American restaurants, grocery stores, and bakeries as well as other gift and secondhand
15 stores. Most commercial businesses are open during the day while the district's bars,
16 restaurants, and movie theater are also active in the evening. Dwelling units are frequently
17 located above the ground-story commercial uses.

18 The 24th Street – Mission District controls are designed to provide potential for new
19 development consistent with the existing scale and character. Small-scale buildings and
20 neighborhood-serving uses are encouraged, and rear yard corridors above the ground story
21 and at residential levels are protected. Most commercial uses are encouraged at the ground
22 story, while service uses are permitted with some limitations at the second story. Special
23 controls are necessary to preserve the unique mix of convenience and specialty commercial
24 uses. In order to maintain convenience stores and protect adjacent livability, new bars and
25

1 fast-food restaurants are prohibited, and limitations apply to the development and operation of
 2 ground-story full-service restaurants, take-out food and entertainment uses. Continuous retail
 3 frontage is maintained and encouraged by prohibiting most automobile and drive-up uses.

4 Housing development in new buildings is encouraged above the ground story. Existing
 5 housing units are protected by prohibitions on upper-story conversions and limitations on
 6 demolitions.

7
 8 **SEC. 727. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL**
 9 **DISTRICT ZONING CONTROL TABLE**

			24th Street – Mission
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
727.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	40-X, 50-X, 105-E See Zoning Map
727.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
727.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
727.13	Street Frontage		Required § 145.1
727.14	Awning	§ 790.20	P § 136.1(a)

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727.15	Canopy	§ 790.26	P § 136.1(b)
727.16	Marquee	§ 790.58	P § 136.1(c)
727.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
727.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
727.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
727.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
727.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
727.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
727.25	Drive-Up Facility	§ 790.30	
727.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2 (b)
727.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m. C 2 a.m.– 6

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727.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
727.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f)2
727.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)

No. Zoning
Category §
References

24th Street– Mission

Controls by Story

		§ 790.118	1st	2nd	3rd+
727.38	Residential Conversion	§ 790.84	P		
727.39	Residential Demolition	§ 790.86	P	C	C

Retail Sales and Services

727.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P		
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727.41	Bar	\$ 790.22			
727.42	Full-Service Restaurant	\$ 790.92	C		
727.43	Large Fast Food Restaurant	\$ 790.90			
727.44	Small Self-Service Restaurant	\$ 790.91	C		
727.45	Liquor Store	\$ 790.55			
727.46	Movie Theater	\$ 790.64	P		
727.47	Adult Entertainment	\$ 790.36			
727.48	Other Entertainment	\$ 790.38	C		
727.49	Financial Service	\$ 790.110	P		
727.50	Limited Financial Service	\$ 790.112	P		
727.51	Medical Service	\$ 790.114	P	C	
727.52	Personal Service	\$ 790.116	P	C	
727.53	Business or Professional Service	\$ 790.108	P	C	
727.54	Massage Establishment	\$ 790.60, § 1900 Health Code	C		
727.55	Tourist Hotel	\$ 790.46	C	C	
727.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C

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727.57	Automotive Gas Station	\$ 790.14			
727.58	Automotive Service Station	\$ 790.17			
727.59	Automotive Repair	\$ 790.15	C		
727.60	Automotive Wash	\$ 790.18			
727.61	Automobile Sale or Rental	\$ 790.12			
727.62	Animal Hospital	\$ 790.6	C		
727.63	Ambulance Service	\$ 790.2			
727.64	Mortuary	\$ 790.62			
727.65	Trade Shop	\$ 790.124	P		
727.66	Storage	\$ 790.117			
727.67	Video Store	\$ 790.135	C		
727.68	Fringe Financial Service	\$ 790.111	#	#	#
727.69	Tobacco Paraphernalia Establishments	\$ 790.123	C		
<u>727.69A</u>	<u>Amusement Game Arcade</u> <u>(Mechanical Amusement Devices)</u>	<u>\$ 790.04</u>			

Institutions and Non-Retail Sales and

1 **Services**

2	727.70	Administrative Service	§ 790.106			
3	727.80	Hospital or Medical	§ 790.44			
4		Center				
5	727.81	Other Institutions, Large	§ 790.50	P	C	C
6	727.82	Other Institutions, Small	§ 790.51	P	P	P
7	727.83	Public Use	§ 790.80	C	C	C
8	727.84	Medical Cannabis	§ 790.141	P		
9		Dispensary				

11 **RESIDENTIAL STANDARDS AND USES**

12	727.90	Residential Use	§ 790.88	P	P	P
13	727.91	Residential Density,	§§ 207, 207.1,	Generally, 1 unit per 600 sq.		
14		Dwelling Units	790.88(a)	ft. lot area § 207.4		
15	727.92	Residential Density,	§§ 207.1,	Generally, 1 bedroom per 210		
16		Group Housing	790.88(b)	sq. ft. lot area § 208		
17	727.93	Usable Open Space [Per	§§ 135, 136	Generally, either 80 sq. ft if		
18		Residential Unit]		private, or 100 sq. ft. if		
19				common § 135(d)		
20	727.94	Off-Street Parking,	§§ 150, 153–	Generally, 1 space for each		
21		Residential	157, 159– 160,	dwelling unit §§ 151, 161(a)		
22			204.5	(g)		

1	727.95	Community Residential	§ 790.10	C	C	C
2		Parking				

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4 **SPECIFIC PROVISIONS FOR THE 24TH STREET-MISSION DISTRICT**

5 6 7 8	Article 7 Code Section	Other Code Section	Zoning Controls
9 10 11 12 13 14 15	§ 727.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the 24th Street-Mission Neighborhood Commercial District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).

16 Section 28. The San Francisco Planning Code is hereby amended by amending
17 Section 728.1, to read as follows:

18
19 **SEC. 728.1. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL**
20 **DISTRICT.**

21 The 24th Street – Noe Valley Neighborhood Commercial District is situated along 24th
22 Street between Chattanooga and Diamond in the Noe Valley neighborhood of central San
23 Francisco. This daytime-oriented, multi-purpose commercial district provides a mixture of
24 convenience and comparison shopping goods and services to a predominantly local market
25

1 area. It contains primarily retail sales and personal services at the street level, some office
 2 uses on the second story, and residential use almost exclusively on the third and upper
 3 stories.

4 The 24th Street – Noe Valley District controls are designed to allow for development
 5 that is compatible with the existing small-scale, mixed-use neighborhood commercial
 6 character and surrounding residential area. The small scale of new buildings and
 7 neighborhood-serving uses is encouraged and rear yard open space corridors at all levels are
 8 protected. Most commercial uses are directed to the ground story and limited at the second
 9 story of new buildings. In order to maintain the variety and mix of retail sales and services
 10 along the commercial strip and to control the problems of traffic, congestion, noise and late-
 11 night activity, certain potentially troublesome commercial uses are regulated. Additional eating
 12 and drinking establishments are prohibited, and ground-story entertainment and financial
 13 service uses are restricted to and at the ground story. Prohibitions on drive-up and most
 14 automobile uses help prevent additional traffic and parking congestion.
 15

16 Housing development in new buildings is encouraged above the ground story. Existing
 17 housing units are protected by prohibitions on upper-story conversions and limitations on
 18 demolitions.

19 **SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL**
 20 **DISTRICT ZONING CONTROL TABLE**
 21

			24th Street – Noe Valley
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			

1	728.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	40-X
2				
3				
4	728.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
5				
6	728.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
7				
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9	728.13	Street Frontage		Required § 145.1
10	728.14	Awning	§ 790.20	P § 136.1(a)
11	728.15	Canopy	§ 790.26	P § 136.1(b)
12	728.16	Marquee	§ 790.58	P § 136.1(c)
13	728.17	Street Trees		Required § 143
14				
15	COMMERCIAL AND INSTITUTIONAL			
16	STANDARDS AND USES			
17	728.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
18				
19	728.21	Use Size [Non-Residential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
20				
21	728.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
22				
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1	728.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
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4	728.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
5				
6	728.25	Drive-Up Facility	§ 790.30	
7				
8	728.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
9				
10	728.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m. C 2 a.m.– 6 a.m.
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12	728.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
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14	728.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f)2
15				
16	728.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)
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21 No. Zoning

22 Category §

23 References

24 24th Street– Noe Valley

1 Controls by Story

2			\$ 790.118	1st	2nd	3rd+
3	728.38	Residential Conversion	\$ 790.84	P		
4	728.39	Residential Demolition	\$ 790.86	P	C	C

6 Retail Sales and Services

7	728.40	Other Retail Sales and Services [Not Listed Below]	\$ 790.102	P#	C#	
8						
9						
10	728.41	Bar	\$ 790.22	C#		
11	728.42	Full-Service Restaurant	\$ 790.92	C#		
12						
13	728.43	Large Fast Food Restaurant	\$ 790.90			
14						
15	728.44	Small Self-Service Restaurant	\$ 790.91			
16						
17	728.45	Liquor Store	\$ 790.55	C		
18	728.46	Movie Theater	\$ 790.64	P		
19						
20	728.47	Adult Entertainment	\$ 790.36			
21	728.48	Other Entertainment	\$ 790.38	C		
22	728.49	Financial Service	\$ 790.110	C		
23	728.50	Limited Financial Service	\$ 790.112	C		
24	728.51	Medical Service	\$ 790.114	P	C	
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728.52	Personal Service	§ 790.116	P	C	
728.53	Business or Professional Service	§ 790.108	P	C	
728.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
728.55	Tourist Hotel	§ 790.46	C	C	
728.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
728.57	Automotive Gas Station	§ 790.14			
728.58	Automotive Service Station	§ 790.17			
728.59	Automotive Repair	§ 790.15			
728.60	Automotive Wash	§ 790.18			
728.61	Automobile Sale or Rental	§ 790.12			
728.62	Animal Hospital	§ 790.6	C		
728.63	Ambulance Service	§ 790.2			
728.64	Mortuary	§ 790.62			
728.65	Trade Shop	§ 790.124	P	C	
728.66	Storage	§ 790.117			
728.67	Video Store	§ 790.135	C	C	

1	728.68	Fringe Financial Service	§ 790.111	#	#	#
2						
3	728.69	Tobacco Paraphernalia	§ 790.123	C		
4		Establishments				
5	<u>728.69A</u>	<u>Amusement Game Arcade</u>	<u>§ 790.04</u>			
6		<u>(Mechanical Amusement</u>				
7		<u>Devices)</u>				
8						
9	Institutions and Non-Retail Sales and					
10	Services					
11	728.70	Administrative Service	§ 790.106			
12	728.80	Hospital or Medical	§ 790.44			
13		Center				
14	728.81	Other Institutions, Large	§ 790.50	P	C	C
15	728.82	Other Institutions, Small	§ 790.51	P	P	P
16	728.83	Public Use	§ 790.80	C	C	C
17	728.84	Medical Cannabis	§ 790.141	P		
18		Dispensary				
19						
20	RESIDENTIAL STANDARDS AND USES					
21	728.90	Residential Use	§ 790.88	P	P	P
22	728.91	Residential Density,	§§ 207, 207.1,	Generally, 1 unit per 600 sq.		
23		Dwelling Units	790.88(a)	ft. lot area § 207.4		
24						
25						

1	728.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
3	728.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)		
6	728.94	Off-Street Parking, Residential	§§ 150, 153– 157, 159– 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
10	728.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE 24TH STREET- NOE VALLEY
NEIGHBORHOOD COMMERCIAL DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 728.40	§ 790.102(b) and (n) § 703.2(b)(1)(C)	24TH STREET – NOE VALLEY SPECIALTY RETAIL USES Boundaries: Only the area within the 24th Street – Noe Valley Neighborhood Commercial District. The controls shall not apply to NC-1 Districts or nonconforming uses within 1/4 mile of this District asset forth in Code §§ 710.10 and 186. Controls: Retail coffee stores, as defined in Code § 790.102(n), are prohibited. Retail coffee stores and specialty groceries, defined in Code §

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		790.102(b), are prohibited from establishing accessory take-out food service use pursuant to Code § 703.2(b)(1)(C).
§ 728.41	§ 790.22	24th STREET– NOE VALLEY LIQUOR LICENSES FOR FULL-SERVICE RESTAURANTS Boundaries: Applicable to the 24th Street - Noe Valley Neighborhood Commercial District Controls: (a) In order to allow certain restaurants to seek an ABC license type 47 so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that: (1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in § 790.92 and (B) a bona-fide restaurant as defined in § 781.8(c); and (2) The establishment maintains only an ABC license type 47. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to § 790.92, are not permitted for those uses subject to this Section. (b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.
§ 728.42	§ 790.92	24th STREET - NOE VALLEY FULL-SERVICE

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		<p>RESTAURANTS Boundaries: Applicable to the 24th Street - Noe Valley Neighborhood Commercial District Controls: (a) A full-service restaurant may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that: (1) The full-service restaurant does not occupy space that has been occupied by a basic neighborhood service since the effective date of this Section. For the purposes of this Section, a 'basic neighborhood service' shall be considered to include, but not necessarily be limited to, the following: hardware stores, shoe repair facilities, bookstores, and grocery stores that sell a wide variety of staple goods and collect less than 50% of gross receipts from the sale of alcoholic beverages; (2) Should the full-service restaurant seek the use of public sidewalk space through the Department of Public Works or another City agency, such use is conducted in a manner consistent with: (A) nearby commercial and residential uses and structures, and (B) the width of the sidewalk along the subject property and adjacent properties. New, expanded, or intensified use of public sidewalk space for a full-service restaurant authorized under this Section shall require a new conditional use authorization pursuant to Section 303; (3) The Planning Commission has approved no more than a total of three (3) full-service restaurants in accordance with this Section. Should a full-service restaurant permitted under</p>
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		<p>this Section cease operation and complete a lawful change of use to another principally or conditionally permitted use, the Commission may consider a new full-service restaurant in accordance with the terms of this Section; and (4) No more than 60 months have elapsed from the effective date of this Section.</p>
<p>§ 728.68</p>	<p>§ 249.35</p>	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes portions of, but is not limited to, the 24th Street-Noe Valley Neighborhood Commercial District. Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</p>

Section 29. The San Francisco Planning Code is hereby amended by amending Section 729.1, to read as follows:

SEC. 729.1. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

Located in the southwestern part of the City, the West Portal Avenue Neighborhood Commercial District stretches for three long blocks along West Portal Avenue from Ulloa Street to 15th Avenue and extends one block east along Ulloa Street from the Twin Peaks Tunnel entrance to Claremont Boulevard. West Portal Avenue provides a selection of goods and services for customers coming mainly from the surrounding west of Twin Peaks and Sunset single-family residential neighborhoods. The lively, small-scale retail frontage is

1 interrupted at several locations by large-scale financial institutions which take up a large
2 amount of commercial ground-story frontage. More than half of the number of medical,
3 professional and business offices are located at the ground level. Except for one three-movie
4 theater complex, West Portal offers no entertainment uses and its restaurants are mainly
5 family-oriented.

6
7 The West Portal Avenue District controls are designed to preserve the existing family-
8 oriented, village character of West Portal Avenue. The building standards limit building heights
9 to 26 feet and two stories and maintain the existing pattern of rear yards at the ground level
10 and above. The height, bulk and design of new development, especially on large lots, should
11 respect the small-scale character of the district and its surrounding residential neighborhoods.
12 Lot mergers creating large lots are discouraged. Individual nonresidential uses require
13 conditional use permits above 2,500 square feet and are restricted to 4,000 square feet as an
14 absolute limit to conform with the existing small use sizes in the district.

15 Special controls on commercial uses are designed to protect the existing mix of
16 ground-story retail uses and prevent further intensification and congestion in the district. No
17 new financial services are permitted. Because the district and surrounding neighborhoods are
18 well served by the existing number of eating and drinking establishments, new bars,
19 restaurants and take-out food generally are discouraged: any proposed new establishment
20 should be carefully reviewed to ensure that it is neighborhood-serving and family-oriented,
21 and will not involve high-volume take-out food or generate traffic, parking, or litter problems.
22 Large fast-food restaurants and small self-service restaurants are prohibited. Medical,
23 business or professional services are permitted at the first two stories, but additional ground-
24 story locations are to be closely monitored to ensure that the current balance between retail
25

1 and office uses is maintained. Existing service stations are encouraged to continue operating,
 2 but changes in their size, operation, or location are subject to review. Other automotive uses
 3 are prohibited. The neighborhood-oriented, retail character of the district is further protected
 4 by prohibiting hotels and nonretail uses. The daytime orientation of the district is maintained
 5 by prohibitions of entertainment uses and late-night commercial operating hours.

6 Housing development is limited. Existing residential units are protected by limitations
 7 on demolition and prohibition of upper-story conversions; new construction is to be carefully
 8 reviewed to ensure appropriate scale, design and compatibility with adjacent development.
 9

10 **SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL**
 11 **DISTRICT ZONING CONTROL TABLE**

			West Portal Avenue
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
729.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	26-X
729.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
729.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
729.13	Street Frontage		Required § 145.1

1	729.14	Awning	§ 790.20	P § 136.1(a)
2	729.15	Canopy	§ 790.26	P § 136.1(b)
3	729.16	Marquee	§ 790.58	P § 136.1(c)
4	729.17	Street Trees		Required § 143
5	COMMERCIAL AND INSTITUTIONAL			
6	STANDARDS AND USES			
7	729.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
8	729.21	Use Size [Nonresidential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2
9	729.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
10	729.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
11	729.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
12	729.25	Drive-Up Facility	§ 790.30	
13	729.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not

			recessed § 145.2(b)
729.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m.
729.30	General Advertising Sign	§§ 262, 602– 604, 608, 609	
729.31	Business Sign	§§ 262, 602– 604, 608, 609	P § 607.1(f)2
729.32	Other Signs	§§ 262, 602– 604, 608, 609	P § 607.1(c) (d) (g)

No. Zoning
Category §
References

West Portal Avenue

Controls by Story

		§ 790.118	1st	2nd	3rd+
729.38	Residential Conversion	§ 790.84	P		
729.39	Residential Demolition	§ 790.86	P	C	C

Retail Sales and Services

729.40	Other Retail Sales and Services [Not Listed	§ 790.102	P#	P	
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	Below]				
729.41	Bar	§ 790.22	C		
729.42	Full-Service Restaurant	§ 790.92	C		
729.43	Large Fast Food Restaurant	§ 790.90			
729.44	Small Self-Service Restaurant	§ 790.91			
729.45	Liquor Store	§ 790.55	P		
729.46	Movie Theater	§ 790.64			
729.47	Adult Entertainment	§ 790.36			
729.48	Other Entertainment	§ 790.38			
729.49	Financial Service	§ 790.110			
729.50	Limited Financial Service	§ 790.112	C		
729.51	Medical Service	§ 790.114	C	P	
729.52	Personal Service	§ 790.116	P	P	
729.53	Business or Professional Service	§ 790.108	C #	P	
729.54	Massage Establishment	§ 790.60, § 1900 Health Code			
729.55	Tourist Hotel	§ 790.46			
729.56	Automobile Parking	§§ 790.8, 156,			

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729.57	Automotive Gas Station	§ 790.14			
729.58	Automotive Service Station	§ 790.17	C		
729.59	Automotive Repair	§ 790.15			
729.60	Automotive Wash	§ 790.18			
729.61	Automobile Sale or Rental	§ 790.12			
729.62	Animal Hospital	§ 790.6	C		
729.63	Ambulance Service	§ 790.2			
729.64	Mortuary	§ 790.62			
729.65	Trade Shop	§ 790.124	P		
729.66	Storage	§ 790.117			
729.67	Video Store	§ 790.135	C	C	
729.68	Fringe Financial Service	§ 790.111			
729.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
<u>729.69A</u>	<u>Amusement Game Arcade</u> <u>(Mechanical Amusement</u> <u>Devices)</u>	<u>§ 790.04</u>			

Institutions and Non-Retail Sales and

1 **Services**

2	729.70	Administrative Service	§ 790.106			
3	729.80	Hospital or Medical	§ 790.44			
4		Center				
5	729.81	Other Institutions, Large	§ 790.50	C	C	
6	729.82	Other Institutions, Small	§ 790.51	P	P	
7	729.83	Public Use	§ 790.80	C	C	
8	729.84	Medical Cannabis	§ 790.141	C		
9		Dispensary				

11 **RESIDENTIAL STANDARDS AND USES**

12	729.90	Residential Use	§ 790.88	P	P	
13	729.91	Residential Density,	§§ 207, 207.1,	Generally, 1 unit per 800 sq.		
14		Dwelling Units	790.88(a)	ft. lot area § 207.4		
15	729.92	Residential Density,	§§ 207.1,	Generally, 1 bedroom per 275		
16		Group Housing	790.88(b)	sq. ft. lot area § 208		
17	729.93	Usable Open Space [Per	§§ 135, 136	Generally, either 100 sq. ft. if		
18		Residential Unit]		private, or 133 sq. ft. if		
19				common § 135(d)		
20	729.94	Off-Street Parking,	§§ 150, 153–	Generally, 1 space for each		
21		Residential	157, 159– 160,	dwelling unit §§ 151, 161(a)		
22			204.5	(g)		

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729.95	Community Residential Parking	§ 790.10	C	C	
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**SPECIFIC PROVISIONS FOR THE WEST PORTAL AVENUE
NEIGHBORHOOD COMMERCIAL DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 729.40	§ 790.102	<p>Boundaries: The entire West Portal Neighborhood Commercial District</p> <p>Controls: A retail coffee store or other non-alcoholic beverage store as defined by Subsection 790.102(n) may be granted a conditional use to be exempt from the prohibition described in that subsection of cooking devices and on-site food preparation not connected with beverage preparation, provided that the cooking device allowed shall be limited to one small device for warming sandwich ingredients and provided that all other provisions of Subsection 790.102(n) are met.</p>
§ 729.53		<p>Boundaries: The entire West Portal Neighborhood Commercial District</p> <p>Controls: Applicable only for the use of stock brokerage. A stock brokerage may apply for conditional use if there are no more than a total of seven financial uses and/or stock brokerages within the district. If there are more than seven financial services and/or stock brokerages in the district, stock brokerages shall not be permitted.</p>

1 Section 30. The San Francisco Planning Code is hereby amended by amending
2 Section 730.1, to read as follows:

3 **SEC. 730.1. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.**
4

5 The Inner Sunset Neighborhood Commercial District is located in the Inner Sunset
6 neighborhood, consisting of the NC-2 district bounded by Lincoln Way on the north, Fifth
7 Avenue on the east, Kirkham Street on the south, and Nineteenth Avenue on the west. The
8 shopping area provides convenience goods and services to local Inner Sunset residents, as
9 well as comparison shopping goods and services to a larger market area. The commercial
10 district is also frequented by users of Golden Gate Park on weekends and by City residents
11 for its eating, drinking, and entertainment places. Numerous housing units establish the
12 district's mixed residential-commercial character.

13 The Inner Sunset District controls are designed to protect the existing building scale
14 and promote new mixed-use development which is in character with adjacent buildings. The
15 building standards regulate large-lot and use development and protect rear yards above the
16 ground story and at residential levels. To promote the prevailing mixed use character, most
17 commercial uses are directed primarily to the ground story with some upper-story restrictions
18 in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving
19 commercial uses and regulate the more intensive commercial uses which can generate
20 congestion and nuisance problems, special controls prohibit additional eating and drinking
21 uses, restrict expansion and intensification of existing eating and drinking establishments, and
22 limit entertainment and tourist hotels. Prohibitions of most automobile and drive-up uses
23 protect the district's continuous retail frontage.
24
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1 Housing development in new buildings is encouraged above the ground story. Existing
 2 residential units are protected by prohibition of upper-story conversions and limitations on
 3 demolitions.

4 **SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT**
 5 **ZONING CONTROL TABLE**

			Inner Sunset
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
730.1	Height and Bulk Limit	§§ 102.12, 105, 106, 250– 252, 260, 270, 271	40-X
730.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
730.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
730.13	Street Frontage		Required § 145.1
730.14	Awning	§ 790.20	P § 136.1(a)
730.15	Canopy	§ 790.26	P § 136.1(b)
730.16	Marquee	§ 790.58	P § 136.1(c)
730.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL			

STANDARDS AND USES

730.2	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
730.21	Use Size [Nonresidential]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
730.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153– 157, 159– 160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
730.23	Off-Street Freight Loading	§§ 150, 153– 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
730.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
730.25	Drive-Up Facility	§ 790.30	
730.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
730.27	Hours of Operation	§ 790.48	P 6 a.m.– 2 a.m. C 2 a.m.– 6 a.m.
730.30	General Advertising Sign	§§ 262, 602, 604, 608, 609	
730.31	Business Sign	§§ 262, 602, 604,	P § 607.1(f)2

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		608, 609	
730.32	Other Signs	§§ 262, 602, 604, 608, 609	P § 607.1(c) (d) (g)

No. Zoning
Category §
References

Inner Sunset

Controls by Story

		§ 790.118	1st	2nd	3rd+
730.38	Residential Conversion	§ 790.84	P		
730.39	Residential Demolition	§ 790.86	P	C	C

Retail Sales and Services

730.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C	
730.41	Bar	§ 790.22	C #		
730.42	Full-Service Restaurant	§ 790.92	C #		
730.43	Large Fast Food Restaurant	§ 790.90			

1	730.44	Small Self-Service Restaurant	§ 790.91	C		
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3	730.45	Liquor Store	§ 790.55			
4	730.46	Movie Theater	§ 790.64	P		
5	730.47	Adult Entertainment	§ 790.36			
6	730.48	Other Entertainment	§ 790.38	C		
7	730.49	Financial Service	§ 790.110	P		
8	730.50	Limited Financial Service	§ 790.112	P		
9	730.51	Medical Service	§ 790.114	C	C	
10	730.52	Personal Service	§ 790.116	P	C	
11	730.53	Business or Professional Service	§ 790.108	P	C	
12	730.54	Massage Establishment	§ 790.60, § 1900	C		
13			Health Code			
14	730.55	Tourist Hotel	§ 790.46	C	C	
15	730.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
16						
17	730.57	Automotive Gas Station	§ 790.14			
18	730.58	Automotive Service Station	§ 790.17			
19	730.59	Automotive Repair	§ 790.15	C		
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1	730.60	Automotive Wash	\$ 790.18			
2	730.61	Automobile Sale or	\$ 790.12			
3		Rental				
4	730.62	Animal Hospital	\$ 790.6	C		
5	730.63	Ambulance Service	\$ 790.2			
6	730.64	Mortuary	\$ 790.62			
7	730.65	Trade Shop	\$ 790.124	P		
8	730.66	Storage	\$ 790.117			
9	730.67	Video Store	\$ 790.135	C		
10	730.68	Fringe Financial Service	\$ 790.111	P#		
11						
12	730.69	Tobacco Paraphernalia	\$ 790.123	C		
13		Establishments				
14	<u>730.69A</u>	<u>Amusement Game Arcade</u>	<u>\$ 790.04</u>			
15		<u>(Mechanical Amusement</u>				
16		<u>Devices)</u>				
17						
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19	Institutions and Non-Retail Sales and					
20	Services					
21	730.7	Administrative Service	\$ 790.106			
22	730.8	Hospital or Medical	\$ 790.44			
23		Center				
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730.81	Other Institutions, Large	§ 790.50	P	C	C
730.82	Other Institutions, Small	§ 790.51	P	P	P
730.83	Public Use	§ 790.80	C	C	
730.84	Medical Cannabis Dispensary	§ 790.141	P		

RESIDENTIAL STANDARDS AND USES

730.9	Residential Use	§ 790.88	P	P	P
730.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
730.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
730.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
730.94	Off-Street Parking, Residential	§§ 150, 153–157, 159–160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
730.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT

1	Article 7	Other Code	Zoning Controls
2	Code	Section	
3	Section		
4	§ 730.68	§ 249.35	Fringe financial services are P subject to the restrictions set forth in
5			Section 249.35, including, but not limited to, the proximity
6			restrictions set forth in Subsection 249.35(c)(3).

7
8 Section 31. The San Francisco Planning Code is hereby amended by amending
9 Section 731.1, to read as follows:

10 SEC. 731.1. NCT-3 -- MODERATE-SCALE NEIGHBORHOOD COMMERCIAL
11 TRANSIT DISTRICT.

12
13 NCT-3 Districts are transit-oriented moderate- to high-density mixed-use
14 neighborhoods of varying scale concentrated near transit services. The NCT-3 Districts are
15 mixed use districts that support neighborhood-serving commercial uses on lower floors and
16 housing above. These districts are well-served by public transit and aim to maximize
17 residential and commercial opportunities on or near major transit services. The district's form
18 can be either linear along transit-priority corridors, concentric around transit stations, or
19 broader areas where transit services criss-cross the neighborhood. Housing density is limited
20 not by lot area, but by the regulations on the built envelope of buildings, including height, bulk,
21 setbacks, and lot coverage, and standards for residential uses, including open space and
22 exposure, and urban design guidelines. Residential parking is not required and generally
23 limited. Commercial establishments are discouraged or prohibited from building accessory off-
24 street parking in order to preserve the pedestrian-oriented character of the district and prevent
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1 attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-
2 street parking and loading on critical stretches of NC and transit streets to preserve and
3 enhance the pedestrian-oriented character and transit function.

4 NCT-3 Districts are intended in most cases to offer a wide variety of comparison and
5 specialty goods and services to a population greater than the immediate neighborhood,
6 additionally providing convenience goods and services to the surrounding neighborhoods.
7 NCT-3 Districts include some of the longest linear commercial streets in the City, some of
8 which have continuous retail development for many blocks. Large-scale lots and buildings and
9 wide streets distinguish the districts from smaller-scaled commercial streets, although the
10 districts may include small as well as moderately scaled lots. Buildings may range in height,
11 with height limits varying from four to eight stories.

12 NCT-3 building standards permit moderately large commercial uses and buildings.
13 Rear yards are protected at residential levels.

14 A diversified commercial environment is encouraged for the NCT-3 District, and a wide
15 variety of uses are permitted with special emphasis on neighborhood-serving businesses.
16 Eating and drinking, entertainment, and financial service uses generally are permitted with
17 certain limitations at the first and second stories. Auto-oriented uses are somewhat restricted.
18 Other retail businesses, personal services and offices are permitted at all stories of new
19 buildings. Limited storage and administrative service activities are permitted with some
20 restrictions.
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22 Housing development in new buildings is encouraged above the second story. Existing
23 residential units are protected by limitations on demolitions and upper-story conversions.
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25

1 SEC. 731. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT
 2 DISTRICT

3 NCT-3 ZONING CONTROL TABLE

4 TABLE INSET:

			NC-3
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
731.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250- 252, 260, 261.1, 263.18, 270, 271	Varies See Zoning Map Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.18
731.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1
731.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)

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731.13	Street Frontage		Required § 145.1
731.13a	Street Frontage, Above-Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors above § 145.1(c), (e)
731.13b	Street Frontage, Required Ground Floor Commercial		Market Street, Church Street § 145.1(d)
731.13c	Street Frontage, Parking and Loading access restrictions		§ 155(r) NP: Market Street, Church Street, Mission Street C: Duboce Street, Haight Street
731.14	Awning	§ 790.20	P § 136.1(a)
731.15	Canopy	§ 790.26	P § 136.1(b)
731.16	Marquee	§ 790.58	P § 136.1(c)
731.17	Street Trees	-	Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

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731.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124 (a) (b)
731.21	Use Size [Non-Residential]	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2
731.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-- 157, 159--160, 204.5	None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity

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			specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1
731.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
731.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
731.25	Drive-Up Facility	§ 790.30	
731.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
731.27	Hours of Operation	§ 790.48	No Limit
731.30	General Advertising Sign	§§ 262, 602--604, 608, 609	P # § 607.1(e)2
731.31	Business Sign	§§ 262, 602--604, 608, 609	P # § 607.1(f)3

1	731.32	Other Signs	§§ 262, 602-- 604, 608, 609	P # § 607.1(c) (d) (g)
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No.	Zoning Category	§ References	NCT-3		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
731.38	Residential Conversion	§ 790.84, 207.7	C	C	C
731.39	Residential Demolition	§ 790.86, 207.7	C	C	C
731.39a	Residential Division	§ 207.6	P	P	P

Retail Sales and Services

731.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P #	P #	P #
731.41	Bar	§ 790.22	P	P	-
731.42	Full-Service Restaurant	§ 790.92	P	P	-

1	731.43	Large Fast Food Restaurant	§ 790.90	C #	C #	-
2						
3	731.44	Small Self- Service Restaurant	§ 790.91	P #	P #	-
4						
5						
6	731.45	Liquor Store	§ 790.55	-	-	-
7						
8	731.46	Movie Theater	§ 790.64	P	P	-
9						
10	731.47	Adult Entertainment	§ 790.36	C	C	-
11						
12	731.48	Other Entertainment	§ 790.38	P	P	-
13						
14	731.49	Financial Service	§ 790.110	P	P	-
15						
16	731.50	Limited Financial Service	§ 790.112	P	P	-
17						
18	731.51	Medical Service	§ 790.114	P	P	P
19						
20	731.52	Personal Service	§ 790.116	P	P	P
21						
22	731.53	Business or Professional Service	§ 790.108	P	P	P
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24	731.54	Massage	§ 790.60, §	C	C	-
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	Establishment	2700 Police Code			
731.55	Tourist Hotel	§ 790.46	C	C	C
731.56	Automobile Parking	§§ 790.8, 156, 158.1, 160	C	C	C
731.57	Automobile Gas Station	§ 790.14	C	-	-
731.58	Automotive Service Station	§ 790.17	C	-	-
731.59	Automotive Repair	§ 790.15	C	C	-
731.60	Automotive Wash	§ 790.18	C	-	-
731.61	Automobile Sale or Rental	§ 790.12	C	-	-
731.62	Animal Hospital	§ 790.6	C	C	-
731.63	Ambulance Service	§ 790.2	C	-	-
731.64	Mortuary	§ 790.62	C	C	C
731.65	Trade Shop	§ 790.124	P	C	C
731.66	Storage	§ 790.117	C	C	C

1	731.67	Video Store	§ 790.135	C	C	C
2	732.68	Tobacco	§ 790.123	C		
3		Paraphernalia				
4		Establishments				
5	<u>731.69A</u>	<u>Amusement Game</u>	<u>§ 790.04</u>	<u>C</u>		
6		<u>Arcade</u>				
7		<u>(Mechanical</u>				
8		<u>Amusement</u>				
9		<u>Devices)</u>				
10	Institutions and Non-Retail Sales and Services					
11						
12	731.70	Administrative Service	§ 790.106	C	C	C
13						
14	731.80	Hospital or Medical Center	§ 790.44	C	C	C
15						
16	731.81	Other Institutions, Large	§ 790.50	P	P	P
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18	731.82	Other Institutions, Small	§ 790.51	P	P	P
19						
20	731.83	Public Use	§ 790.80	C	C	C
21						
22	731.84	Medical Cannabis Dispensary	§ 790.141	P #	-	-
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RESIDENTIAL STANDARDS AND USES					
731.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.1(d)	P	P
731.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6		
731.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the		

			General Plan, and design review by the Planning Department. § 208		
731.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
731.94	Off-Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	None required. P up to 0.5; C up to 0.75. Not permitted above .75 cars for each dwelling unit. § 151.1, 166, 167, 145.1		
731.95	Community Residential Parking	§ 790.10, 145.1, 166	C	C	C

SPECIFIC PROVISIONS FOR NCT-3 DISTRICTS

TABLE INSET:

Article 7 Code Section	Other Code Section	Zoning Controls
§ 731.30 § 731.31 § 731.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT

		Boundaries: Applicable only for the portion of the Market Street NCT-3 District from Octavia to Church Streets as mapped on Sectional Map SSD
		Controls: Special restrictions and limitations for signs
§ 731.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in NCT-3 District may only operate between the hours of 8 am

Section 32. The San Francisco Planning Code is hereby amended by amending Section 732.1, to read as follows:

SEC. 732.1. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

The Pacific Avenue Neighborhood Commercial District, on Pacific Avenue from just east of Polk Street to all four corners of Pacific Avenue and Jones Street, is situated on the north slope of the Nob Hill neighborhood and south of the Broadway Tunnel. Pacific Avenue is a multi-purpose, small-scale mixed-use neighborhood shopping district on a narrow street that provides limited convenience goods to the adjacent neighborhoods.

The Pacific Avenue Neighborhood Commercial District controls are designed to promote a small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood residential character. These controls are intended to preserve

1 livability in a largely low-rise development residential neighborhood, enhance solar access on
 2 a narrow street right-of-way and protect residential rear yard patterns at the ground floor.

3 **SEC. 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT**
 4 **ZONING CONTROL TABLE**

			Pacific Avenue NCD
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			
732.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 270, 271	40-X See Zoning Map
732.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
732.12	Rear Yard	§§ 130, 134, 136	45% required at the first story and above and at all residential levels § 134(c)
732.13	Street Frontage		Required § 145.1
732.14	Awning	§ 790.20	P § 136.1(a)
732.15	Canopy	§ 790.26	P § 136.1(b)
732.16	Marquee	§ 790.58	P § 136.1(c)
732.17	Street Trees		Required § 143
COMMERCIAL AND INSTITUTIONAL			

STANDARDS AND USES

732.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.5 to 1 § 124(a) (b)
732.21	Use Size [Non-Residential]	§ 790.130	P up to 1,999 sq. ft.; C 2,000 sq. ft. & above § 121.2
732.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 2,000 sq. ft. §§ 151, 161(g)

Pacific Avenue NCD

No.	Zoning Category	§ References	Controls
732.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
732.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
732.25	Drive-Up Facility	§ 790.30	
732.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
732.27	Hours of Operation	§ 790.48	P 6 a.m. - 10 p.m.; C 10 p.m. - 2 a.m.
732.30	General Advertising Sign	§§ 262, 602-604, 608, 609	

1	732.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f) 2
2				
3	732.32	Other Signs	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)
4				
5				

7
8 No. Zoning
9 Category §
10 References

11 Pacific Avenue NCD

12 Controls by Story

13			§ 790.118	1st	2nd	3rd+
14	732.38	Residential Conversion	§ 790.84	C		
15						
16	732.39	Residential Demolition	§ 790.86	C		

17 **Retail Sales and Services**

18	732.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C	
19						
20						
21	732.41	Bar	§ 790.22			
22	732.42	Full-Service Restaurant	§ 790.92	C		
23						
24	732.43	Large Fast Food	§ 790.90			

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	Restaurant				
732.44	Small Self-Service Restaurant	\$ 790.91			
732.45	Liquor Store	\$ 790.55			
732.46	Movie Theater	\$ 790.64			
732.47	Adult Entertainment	\$ 790.36			
732.48	Other Entertainment	\$ 790.38			
732.49	Financial Service	\$ 790.110	C		
732.50	Limited Financial Service	\$ 790.112	P		
732.51	Medical Service	\$ 790.114	C	C	
732.52	Personal Service	\$ 790.116	P	C	
732.53	Business or Professional Service	\$ 790.108	P	C	
732.54	Massage Establishment	\$ 790.60, \$ 2700 Police Code			
732.55	Tourist Hotel	\$ 790.46			
732.56	Automobile Parking	\$\$ 790.8, 156, 160	C		
732.57	Automotive Gas Station	\$ 790.14			
732.58	Automotive Service	\$ 790.17			

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	Station				
732.59	Automotive Repair	\$ 790.15	C		
732.60	Automotive Wash	\$ 790.18			
732.61	Automobile Sale or Rental	\$ 790.12			
732.62	Animal Hospital	\$ 790.6			
732.63	Ambulance Service	\$ 790.2			
732.64	Mortuary	\$ 790.62			
732.65	Trade Shop	\$ 790.124	C		
732.66	Storage	\$ 790.117			
732.67	Video Store	\$ 790.135	C		
732.68	Tobacco Paraphernalia Establishments	\$ 790.123	C		
<u>732.69A</u>	<u>Amusement Game Arcade</u> <u>(Mechanical Amusement</u> <u>Devices)</u>	<u>\$ 790.04</u>			
Institutions and Non-Retail Sales and Services					
732.70	Administrative Service	\$ 790.106			
732.80	Hospital or Medical	\$ 790.44			

1		Center			
2	732.81	Other Institutions, Large	§ 790.50		
3	732.82	Other Institutions, Small	§ 790.51	C	
4	732.83	Public Use	§ 790.80	C	
5	RESIDENTIAL STANDARDS AND USES				
6					
7	732.90	Residential Use	§ 790.88	P	P P
8	732.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 1,000 sq. ft. lot area § 207.4	
9					
10	732.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208	
11					
12	732.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common § 135(d)	
13					
14	732.94	Off-Street Parking, Residential	§§ 150, 153- 157, 159-160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)	
15					
16	732.95	Community Residential Parking	§ 790.10	C	
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23 Section 33. The San Francisco Planning Code is hereby amended by amending
24 Section 733.1, to read as follows:
25

1 SEC. 733.1. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT
2 DISTRICT.

3 The Upper Market Street Neighborhood Commercial Transit District is located on
4 Market Street from Church to Noe Streets, and on side streets off Market. Upper Market
5 Street is a multi-purpose commercial district that provides limited convenience goods to
6 adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A
7 large number of offices are located on Market Street within easy transit access to downtown.
8 The width of Market Street and its use as a major arterial diminish the perception of the Upper
9 Market Street Transit District as a single commercial district. The street appears as a
10 collection of dispersed centers of commercial activity, concentrated at the intersections of
11 Market Street with secondary streets.

12 This district is well served by transit and is anchored by the Market Street subway (with
13 stations Church Street and Castro Street) and the F-Market historic streetcar line. All light-rail
14 lines in the City traverse the district, including the F, J, K, L, M, and N, and additional key
15 cross-town transit service crosses Market Street at Fillmore and Castro Streets. Additionally,
16 Market Street is a primary bicycle corridor. Housing density is limited not by lot area, but by
17 the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot
18 coverage, and standards for residential uses, including open space and exposure, and urban
19 design guidelines. Residential parking is not required and generally limited. Commercial
20 establishments are discouraged or prohibited from building accessory off-street parking in
21 order to preserve the pedestrian-oriented character of the district and prevent attracting auto
22 traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking
23 and loading on Market and Church Streets to preserve and enhance the pedestrian-oriented
24 character and transit function.

1 The Upper Market Street district controls are designed to promote moderate-scale
 2 development which contributes to the definition of Market Street's design and character. They
 3 are also intended to preserve the existing mix of commercial uses and maintain the livability of
 4 the district and its surrounding residential areas. Large-lot and use development is reviewed
 5 for consistency with existing development patterns. Rear yards are protected at all levels. To
 6 promote mixed-use buildings, most commercial uses are permitted with some limitations
 7 above the second story. In order to maintain continuous retail frontage and preserve a
 8 balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged,
 9 and eating and drinking, entertainment, and financial service uses are limited. Ground floor-
 10 commercial space is required along Market and Church Streets. Most automobile and drive-
 11 up uses are prohibited or conditional.

12 Housing development in new buildings is encouraged above the second story. Existing
 13 upper-story residential units are protected by limitations on demolitions and upper-story
 14 conversions.

15 SEC. 733. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT
 16 DISTRICT ZONING CONTROL TABLE

17
 18 TABLE INSET:

			Upper Market Street
No.	Zoning Category	§ References	Controls
BUILDING STANDARDS			

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733.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250--252, 260, 261.1, 263.18, 270, 271	Varies See Zoning Map: Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.18
733.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1
733.12	Rear Yard	§§ 130, 134, 136	Required from grade level and above § 134(a) (e)
733.13	Street Frontage	-	Required § 145.1
733.13a	Street Frontage, Above-Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors

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			above § 145.1(c), (e)
733.13b	Street Frontage, Required Ground Floor Commercial		Market Street; Church Street § 145.1(d)
733.13c	Street Frontage, Parking and Loading access restrictions		§ 155(r) NP: Market Street, Church Street
733.14	Awning	§ 790.20	P § 136.1(a)
733.15	Canopy	§ 790.26	P § 136.1(b)
733.16	Marquee	§ 790.58	P § 136.1(c)
733.17	Street Trees	-	Required § 143
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
733.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
733.21	Use Size [Non- Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
733.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153--157, 159-- 160, 204.5	None required. For uses in Table 151 that are

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			described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all
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			other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1
733.23	Off-Street Freight Loading	§§ 150, 153--155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152.161(b)
733.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
733.25	Drive-Up Facility	§ 790.30	-
733.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)

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733.27	Hours of Operation	§ 790.48	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.		
733.30	General Advertising Sign	§§ 262, 602--604, 608, 609	-		
733.31	Business Sign	§§ 262, 602--604, 608, 609	P # § 607.1(f)(2)		
733.32	Other Signs	§§ 262, 602--604, 608, 609	P # § 607.1(c) (d) (g)		
No.	Zoning Category	§ References	Upper Market Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
733.38	Residential Conversion	§§ 790.84, 207.7	C	C	-
733.39	Residential Demolition	§§ 790.86, 207.7	C	C	C
733.39a	Residential Division	§ 207.6	P	P	P
Retail Sales and Services					
733.40	Other Retail Sales and	§ 790.102	P	P	-

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	Services [Not Listed Below]				
733.41	Bar	§ 790.22	C	-	-
733.42	Full-Service Restaurant	§ 790.92	C	-	-
733.43	Large Fast Food Restaurant	§ 790.90	-	-	-
733.44	Small Self-Service Restaurant	§ 790.91	C	-	-
733.45	Liquor Store	§ 790.55	C	-	-
733.46	Movie Theater	§ 790.64	P	-	-
733.47	Adult Entertainment	§ 790.36	-	-	-
733.48	Other Entertainment	§ 790.38	C#	-	-
733.49	Financial Service	§ 790.110	C	C	-
733.50	Limited Financial Service	§ 790.112	P	-	-
733.51	Medical Service	§ 790.114	P	P	C
733.52	Personal Service	§ 790.116	P	P	C
733.53	Business or Professional Service	§ 790.108	P	P	C
733.54	Massage Establishment	§ 790.60, Police Code § 2700	C	C	-

1	733.55	Tourist Hotel	§ 790.46	C	C	C
2			§§ 790.8,			
3			145.1, 156,			
4	733.56	Automobile Parking	158.1, 160,	C	C	C
5			166			
6	733.57	Automotive Gas Station	§ 790.14	-	-	-
7						
8	733.58	Automotive Service Station	§ 790.17	-	-	-
9						
10	733.59	Automotive Repair	§ 790.15	C	-	-
11	733.60	Automotive Wash	§ 790.18	-	-	-
12						
13	733.61	Automobile Sale or Rental	§ 790.12	-	-	-
14	733.62	Animal Hospital	§ 790.6	C	-	-
15	733.63	Ambulance Service	§ 790.2	-	-	-
16						
17	733.64	Mortuary	§ 790.62	-	-	-
18	733.65	Trade Shop	§ 790.124	P	C	-
19	733.66	Storage	§ 790.117	-	-	-
20	733.67	Video Store	§ 790.135	C	C	-
21	732.68	Tobacco Paraphernalia Establishments	§ 790.123	C		
22						
23	<u>733.69A</u>	<u>Amusement Game Arcade</u>	<u>§ 790.04</u>			
24		<u>(Mechanical Amusement</u>				
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	<u>Devices)</u>				
Institutions and Non-Retail Sales and Services					
733.70	Administrative Service	§ 790.106	-	-	-
733.80	Hospital or Medical Center	§ 790.44	-	-	-
733.81	Other Institutions, Large	§ 790.50	P	C	C
733.82	Other Institutions, Small	§ 790.51	P	P	P
733.83	Public Use	§ 790.80	C	C	C
733.84	Medical Cannabis Dispensary	§ 790.141	P	-	-
RESIDENTIAL STANDARDS AND USES					
733.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.1(d)	P	P
733.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of		

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			height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6
733.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208
733.93	Usable Open Space [Per	§§ 135, 136	Generally, either 60 sq. ft. if

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	Residential Unit]		private, or 80 sq. ft. if common 135(d)		
733.94	Off-Street Parking, Residential	§§ 150, 153- -157, 159-- 160, 204.5	None required. P up to 0.5; C up to .75. Not permitted above .75 cars for each dwelling unit. § 151.1		
733.95	Community Residential Parking	§§ 790.10, 145.1, 166	C	C	C
Article 7 Code Section	Other Code Section	Zoning Controls			
§ 733.31 § 733.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portions of the Upper Market Street NCT as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs			
§ 733.48	-	Boundaries: Applicable for the Upper Market Street NCT;. Controls: Existing bars in the Upper Market Street Neighborhood Commercial Transit District will be allowed to apply for and receive a place of entertainment permit from the Entertainment			

1 Commission without obtaining conditional
2 use authorization from the Planning
3 Commission if they can demonstrate to the
4 satisfaction of the Entertainment Commission
5 that they have been in regular operation as
6 an entertainment use prior to January 1,
7 2004; provided, however, that a conditional
8 use is required (1) if an application for a
9 conditional use for the entertainment use
10 was filed with the Planning Department prior
11 to the date this ordinance was introduced or
12 (2) if a conditional use was denied within 12
13 months prior to the effective date of this
14 ordinance.

15
16 APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

17
18 By:


19 JUDITH A. BOYAJIAN
Deputy City Attorney

File No. 081620

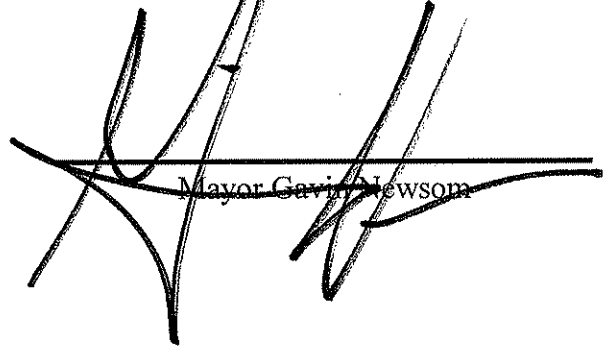
I hereby certify that the foregoing Ordinance
was **FINALLY PASSED** on March 24, 2009
by the Board of Supervisors of the City and
County of San Francisco.



Angela Calvillo
Clerk of the Board

4/2/09

Date Approved



Mayor Gavin Newsom



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Ordinance

File Number: 081620

Date Passed:

Ordinance amending the Planning Code to correct errors including: 1) amend Section 140(a) to properly reference Sections 504 and 503 of the Housing Code instead of 501.4 and 501.1, respectively; 2) amend 151 to specify the number of required parking spaces per beds in hospital uses; 3) amend Section 209.8 to link exceptions to "if permitted in the nearest NC District" instead of C-1 and C-2; 4) amend Section 263.9 to properly reference Chart C instead of Chart B and to reference Section 271 instead of Section 270(4) which does not exist; 5) amend Sections 816.67 (SLR District), 817.67 (SLI District), and 818.67 (SSO District) to properly reference Section 225 Wholesaling, Storage, Distribution and Open-Air Handling of Materials and Equipment instead of Section 255 which does not exist; 6) amend Appendix A to Article 10, List of Designated Landmarks to correct the number for certain Landmarks; and 7) amend each neighborhood commercial district and neighborhood commercial transit district to explicitly prohibit Amusement Enterprises as currently defined by Section 790.04, except NC-3 and NCT-3 where Amusement Enterprises would be reviewed as Conditional Use authorization per Section 303; making environmental findings; and findings of consistency with the City's General Plan and Planning Code Section 101.1.

March 17, 2009 Board of Supervisors — PASSED ON FIRST READING

Ayes: 11 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar, Maxwell, Mirkarimi

March 24, 2009 Board of Supervisors — FINALLY PASSED

Ayes: 6 - Alioto-Pier, Chu, Dufty, Elsbernd, Mar, Maxwell
Noes: 5 - Avalos, Campos, Chiu, Daly, Mirkarimi